

RDA

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**Miami Beach Redevelopment Agency  
Commission Chambers, 3rd Floor, City Hall  
1700 Convention Center Drive  
September 10, 2003**

Chairman of the Board David Dermer  
Member of the Board Matti Herrera Bower  
Member of the Board Simon Cruz  
Member of the Board Luis R. Garcia, Jr.  
Member of the Board Saul Gross  
Member of the Board Jose Smith  
Member of the Board Richard L. Steinberg

Executive Director Jorge M. Gonzalez  
Assistant Director Christina M. Cuervo  
Assistant Director Mayra Diaz Buttacavoli  
General Counsel Murray H. Dubbin  
Secretary Robert E. Parcher

**AGENDA**

1. ROLL CALL
2. OLD BUSINESS
  - A Report of the Itemized Revenues and Expenditures of the Miami Beach Redevelopment Agency for the Month Of July 2003. (Page 846)
3. NEW BUSINESS
  - A. Progress Report On The Colony Theatre Renovation Project. (Page 886)
  - B. Status Report On The Negotiations Between The City Of Miami Beach, The Miami Beach Redevelopment Agency And RDP Royal Palm Hotel Limited Partnership ("RDP"). (Page 894)

**End of RDA Agenda**



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## HOW A PERSON MAY APPEAR BEFORE THE REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH, FLORIDA

The regularly scheduled meetings of the Redevelopment Agency are established by Resolution and are generally held on the same day the Miami Beach City Commission holds their regularly scheduled meetings. The Redevelopment Agency meetings commence at 10:00 a.m.

1. Jorge M. Gonzalez has been designated as the Agency's Executive Director.  
Robert Parcher has been designated as the Agency's Secretary.
2. Person requesting placement of an item on the agenda must provide a written statement to the Agency Executive Director, 4th Floor, City Hall, 1700 Convention Center Drive, telephone 673-7285, outlining the subject matter of the proposed presentation. In order to determine whether or not the request can be handled administratively, an appointment will be set up to discuss the matter with a member of the Executive Director's staff. Procedurally, "Request for Agenda Consideration" will not be placed upon the Agency agenda until after Administrative staff review. Such review will ensure that the issue has been addressed in sufficient detail so that the Agency members may be fully apprised of the matter to be presented. Persons will be allowed three (3) minutes to make their presentation and will be limited to those subjects included in their written request. Such written requests must be received in the Executive Director's office no later than noon on Tuesday of the week prior to the scheduled Agency meeting to allow time for processing and inclusion in the agenda package.
3. Once an agenda for the Redevelopment Agency meeting is published, and a person wishes to speak on items listed on the agenda, he/she may call or come to the Agency Secretary's Office, 1st floor, City Hall, 1700 Convention Center Drive, telephone 673-7411, before 5:00 p.m., on the Tuesday prior to the Agency meeting and give their name, the agenda item to be discussed and, where known, the agenda item number.

Copies of the Agency agenda may be reviewed at the Agency's Secretary Office (City Clerk's Office) on the Monday prior to the Agency's regular meeting.

The complete agenda, with all backup material, is available for inspection on the Monday prior to the Agency meeting at the Agency Secretary office (City Clerk's Office).

4. All persons who have been listed by the Agency Secretary to speak on the agenda item in which they are specifically interested, will be allowed up to three (3) minutes to present their views.

Robert Parcher  
Agency Secretary

March 7, 2001

**CITY OF MIAMI BEACH**  
**2003 CITY COMMISSION**  
**AND**  
**REDEVELOPMENT AGENCY**  
**MEETINGS**

January 8 (Wednesday)

February 5 (Wednesday)

February 26 (Wednesday)

March 19 (Wednesday)

April 9 (Wednesday)

April 30 (Wednesday)

May 21 (Wednesday)

June 11 (Wednesday)

July 2 (Wednesday)

July 30 (Wednesday)

**August City Commission is in recess**

September 10 (Wednesday)

October 15 (Wednesday)

November 5 (Wednesday)

November 19 (Wednesday)\*

November 25 (Tuesday)

December 10 (Wednesday)

\* If a runoff election is necessary

**REPORT OF THE ITEMIZED  
REVENUES AND EXPENDITURES  
  
OF THE  
  
MIAMI BEACH REDEVELOPMENT  
AGENCY  
  
FOR THE MONTH OF  
JULY 2003**

Agenda Item 2A  
Date 09-10-03

# MIAMI BEACH REDEVELOPMENT AGENCY

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139  
www.ci.miami-beach.fl.us



## REDEVELOPMENT AGENCY MEMORANDUM

**To:** Chairman and Members of  
the Miami Beach Redevelopment Agency

**Date:** September 10, 2003

**From:** Jorge M. Gonzalez  
Executive Director

**Subject: REPORT OF THE ITEMIZED REVENUES AND EXPENDITURES OF THE  
MIAMI BEACH REDEVELOPMENT AGENCY FOR THE TEN MONTHS  
ENDED JULY 31, 2003**

On July 15, 1998 the Chairman and Members of the Board of the Miami Beach Redevelopment Agency resolved that an itemized report of the revenues and expenditures of the Miami Beach Redevelopment Agency, with respect to each redevelopment area, would be made available to the Chairman and Members of the Board of the Miami Beach Redevelopment Agency at the end of each month. Further, it was resolved that such report would be made available no later than five days prior to the second regularly scheduled Redevelopment Agency meeting in the month immediately following the month for which such report is prepared and that the report would be placed on the Redevelopment Agency Agenda for the second meeting of each month as a discussion item. Because the distribution date for the second Commission meeting of some months falls prior to our receipt of bank statements for the month, we advised on October 21, 1998, that beginning with the report for the month ending October 31, 1998 all monthly Redevelopment Agency reports would henceforth be included as part of the agenda for the first Commission meeting of each month.

The attached material includes the following:

### **Section A - South Pointe Redevelopment District**

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2002 and the Ten-Months Ended July 31, 2003
- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Ten-Months Ended July 31, 2003
- Narrative of Major Projects Planned and/or Underway

### **Section B - City Center Redevelopment District**

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2002 and the Ten-Months Ended July 31, 2003

- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Ten-Months Ended July 31, 2003
- Narrative of Major Projects Planned and/or Underway

JMG:PDW:jar

A handwritten signature in black ink, appearing to be 'jar' or similar, written below the typed name.

**SOUTH POINTE**

**REDEVELOPMENT DISTRICT**

**FINANCIAL INFORMATION**

**FOR THE MONTH ENDED**

**JULY 31, 2003**



Miami Beach  
Redevelopment Agency  
1700 Convention Center Drive  
Miami Beach, Florida 33139  
Telephone: (305) 673-7193  
Fax: (305) 673-7772



September 10, 2003

TO: Jorge M. Gonzalez, Executive Director

FROM: Patricia D. Walker, Chief Financial Officer  
City of Miami Beach *12/8m*

SUBJECT: South Pointe Redevelopment District Financial Information  
For the Ten Months Ended July 31, 2003

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the South Pointe Redevelopment District. The information has been compiled and is attached.

#### **Historical Cash Basis Financial Information**

The summary report included in the attached material, reflects that during the period from October 1, 1987 through July 31, 2003 approximately \$85,317,000 of revenues were received in the South Pointe District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

\$ 65,741,000 - Incremental Ad Valorem tax;  
\$ 6,860,000 - Bond proceeds;  
\$ 5,188,000 - Land sale;  
\$ 2,804,000 - Rental income;  
\$ 2,665,000 - Interest income;  
\$ 1,000,000 - Loan from the City of Miami Beach;  
\$ 350,000 - State Grant; and  
\$ 709,000 - From various sources.

The opening cash balance for October 1, 1987 was approximately \$1,042,000; therefore, the total amount of funds available for the period was \$ 86,359,000.

On the expenditure side, approximately \$60,759,000 has been expended from October 1, 1987 through July 31, 2003.

**SOUTH POINTE  
Redevelopment District**

**CITY CENTER  
Redevelopment District**

These approximate expenditures were primarily made in the following areas:

- \$ 15,608,000 - Cobb/Courts Project;
- \$ 12,350,000 - Debt Service Payments;
- \$ 6,697,000 - Portofino Project;
- \$ 8,169,000 - South Pointe Streetscape/Park
- \$ 5,574,000 - Marina Project;
- \$ 5,010,000 - Administrative Costs;
- \$ 5,217,000 - SSDI Project
- \$ 1,045,000 - Carner-Mason Settlement and Other Reimbursements, and
- \$ 1,089,000 - Other Project Costs.

The cash balance as of July 31, 2003 is approximately \$25,600,000. This balance consisted of the following amounts:

- \$ 24,089,000 – Cash and Investment balance,
- \$ 70,000 – 1989 Bonds Sinking Fund Interest Account,
- \$ 704,000 – 1989 Bonds Sinking Debt Service Reserve Account,
- \$ 737,000 – 1989 Bonds Sinking Fund Principal Account.

JMG:PDW:jar 

**SUMMARY OF**  
**CASH BASIS TRANSACTIONS**  
**FOR THE MONTH ENDED**  
**JULY 31, 2003**

**Redevelopment Agency - South Pointe District  
Summary of Cash Basis Transactions by Project  
Fiscal Years 1988 - 2003 (through July 31, 2003)**

	Prior Years	FY 2003	Total Rev./Expend.
<b>OPENING CASH/INVSTMT BALANCE</b>	\$ 1,041,730	\$ 19,252,703	
<b>REVENUE</b>			
- Tax increment - City	30,169,215	5,418,273	\$ 35,587,488
- Tax increment - County	25,409,922	4,716,690	30,126,612
- Tax increment (Interest) - County	26,627	-	26,627
- Bond proceeds	6,860,000	-	6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	2,650,814	153,307	2,804,121
- Interest income	2,635,648	29,109	2,664,757
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- St. sales tax (receipt - income for pmt. to St)	164,536	9,503	174,039
- Daughters of Israel contrib.-reloc. Mikvah	28,000	-	28,000
- Consulting fee refund-Rahn S. Beach	27,026	-	27,026
- Olympus Hldg.-reimb. Portofino advertsg.	24,405	-	24,405
- Mendelson environ. reimb./refund	10,000	-	10,000
- Regosa Engineering refund - Marina	8,500	-	8,500
- Portofino DRI Payment from Greenberg T.	18,056	-	18,056
- Payment received from Greenberg T. for CMB	23,500	-	23,500
- Payment received from Olympus Holdings, Inc.	96,276	-	96,276
- Payment received from Marquesa, Inc.	2,000	-	2,000
- Cost of asbestos remediation reimb.-Cobb	5,800	-	5,800
- Miscellaneous income	4,719	-	4,719
- Galbut & Galbut contrib.-reloc. Mikvah	3,500	-	3,500
- Murano Two, Ltd-Cash Bond per Agreement	-	242,000	242,000
- Other (void ck; IRS refund; Am. Bonding)	41,484	182	41,666
<b>Total Revenues</b>	<b>74,747,972</b>	<b>10,569,064</b>	<b>\$ 85,317,036</b>

**EXPENDITURES**

**PROJECTS**

Cobb/Courts	(15,608,223)	-	(15,608,223)
Marina	(5,429,724)	(143,818)	(5,573,542)
Portofino	(6,557,592)	(139,076)	(6,696,668)
South Pointe Streetscape	(6,962,758)	(1,206,538)	(8,169,296)

**Redevelopment Agency - South Pointe District**  
**Summary of Cash Basis Transactions by Project**  
**Fiscal Years 1988 - 2003 (through July 31, 2003)**

	Prior Years	FY 2003	Total Rev./Expend.
SSDI	(3,426,919)	(1,790,034)	(5,216,953)
Fifth St. Beautification	(300,000)	-	(300,000)
Beach Colony (l'scape/stscape/site imprvmt)	(80,912)	-	(80,912)
Marriott	(53,061)	-	(53,061)
Washington Ave.	(467,488)	(3,251)	(470,739)
Design guidelines	(43,708)	-	(43,708)
MBTMA/Mobility	(32,225)	-	(32,225)
S. Pointe Zoning	(20,819)	-	(20,819)
Alaska Baywalk	(6,625)	(27,810)	(34,435)
Victory/Community Gardens	(3,552)	(5,102)	(8,654)
Miscellaneous	(7,649)	(36,907)	(44,556)
<b>Total Projects</b>	<b>(39,001,255)</b>	<b>(3,352,536)</b>	<b>(42,353,791)</b>
<b><u>ADMINISTRATIVE</u></b>	<b>(4,986,469)</b>	<b>(22,908)</b>	<b>(5,009,377)</b>
<b><u>Debt Service/Loan Repayment</u></b>	<b>(11,504,542)</b>	<b>(845,865)</b>	<b>(12,350,407)</b>
<b><u>Miscellaneous</u></b>			
Carner Mason settlement	(946,163)	-	(946,163)
City of Miami Beach (reimburse water main)	(74,067)	-	(74,067)
Miscellaneous	(24,503)	-	(24,503)
	<b>(1,044,733)</b>	<b>-</b>	<b>(1,044,733)</b>
<b>Total expenditures</b>	<b>(56,536,999)</b>	<b>(4,221,309)</b>	<b>\$ (60,758,308)</b>
<b>ENDING CASH/INVSTMT. BALANCE</b>	<b>\$ 19,252,703</b>	<b>\$ 25,600,458</b>	

**Redevelopment Agency - South Pointe District**  
**Summary of Cash Basis Transactions by Expenditure Type**  
**Fiscal Years 1988 - 2003 (through July 31, 2003)**

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<b>OPENING CASH/INVSTMT BALANCE</b>	\$ 1,041,730	\$ 19,252,703	
<b>REVENUE</b>			
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- Tax increment - County	25,409,922	4,716,690	30,126,612
- Tax increment (Interest) - County	26,627	-	26,627
- Bond proceeds	6,860,000	-	6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	2,650,814	153,307	2,804,121
- Interest income	2,635,648	29,109	2,664,757
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- St. sales tax (receipt - income for pmt. to St)	164,536	9,503	174,039
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- Other (void ck; IRS refund; Am. Bonding)	41,484	182	41,666
<b>Total Revenues</b>	<b>74,747,972</b>	<b>10,569,064</b>	<b>\$ 85,317,036</b>

**Expenditures**

Land acquisition	(9,444,065)	-	\$ (9,444,065)
Legal fees/costs	(6,552,287)	(102,380)	(6,654,667)
Professional services	(3,052,510)	(536,797)	(3,589,307)
Construction	(10,338,765)	(2,484,322)	(12,823,087)
Utilities relocation	(1,873,213)	-	(1,873,213)
Environmental	(397,344)	-	(397,344)

**Redevelopment Agency - South Pointe District**  
**Summary of Cash Basis Transactions by Expenditure Type**  
**Fiscal Years 1988 - 2003 (through July 31, 2003)**

	Prior Years	FY 2003	Total Rev./Expend.
Submerged land lease	(1,575,421)	(143,818)	(1,719,239)
Lease agreements	(2,433,437)	-	(2,433,437)
Miscellaneous	(2,148,831)	-	(2,148,831)
Property Taxes	(178,630)	(48,312)	(226,942)
Administration	(4,986,469)	(22,908)	(5,009,377)
Debt Service/loan repayment	(11,504,542)	(845,865)	(12,350,407)
Miscellaneous Project Costs	(2,051,485)	(36,907)	(2,088,392)
	<u>(56,536,999)</u>	<u>(4,221,309)</u>	<u>\$ (60,758,308)</u>
<b>ENDING CASH/INVSTMT. BALANCE</b>	<u>\$ 19,252,703</u>	<u>\$ 25,600,458</u>	

**CHECK & WIRE TRANSFER  
REGISTER**

**SORTED BY**

**PROJECT & TYPE OF  
EXPENDITURE**

**FOR THE MONTH ENDED  
JULY 31, 2003**



**Redevelopment Agency - South Pointe District**  
**Check & Wire Transfer Register by Project & Type of Expense**  
**Fiscal Year 2003 (through July 31, 2003)**

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
5939	11/20/02	***Void***	0.00		Administration
5964	03/13/03	***Void***	0.00		Administration
5965	03/13/03	***Void***	0.00		Administration
5966	03/13/03	***Void***	0.00		Administration
5971	03/13/03	***Void***	0.00		Administration
6000	05/12/03	***Void***	0.00		Administration
6001	05/12/03	***Void***	0.00		Administration
6027	07/23/03	***Void***	0.00		Administration
			<u>0.00</u>		
5929	10/14/02	Department of Community Affairs	87.50	Miscellaneous (fee)	Administration
5930	10/14/02	Iron Mountain	36.66	Miscellaneous (storage)	Administration
5936	11/18/02	Nu-Art Signs	275.00	Miscellaneous (Temp. Signs Marina)	Administration
5937	01/06/03	Software House International	184.00	Miscellaneous	Administration
5955	01/30/03	Florida Redevelopment Association	23.00	Miscellaneous	Administration
5962	03/06/03	Comet Courier Corp	13.70	Miscellaneous (courier)	Administration
5976	03/18/03	Iron Mountain	36.66	Miscellaneous (storage)	Administration
5981	04/07/03	City of Miami Beach	156.00	Miscellaneous	Administration
5982	04/07/03	Anna Parekh	31.34	Miscellaneous	Administration
5983	04/07/03	Anna Parekh	36.07	Miscellaneous	Administration
5984	04/07/03	Iron Mountain	74.24	Miscellaneous (storage)	Administration
5988	04/16/03	Comet Courier Corp	11.43	Miscellaneous (courier)	Administration
5989	04/16/03	Commercial Real Estate Women	45.00	Miscellaneous (seminar)	Administration
5990	04/16/03	Commercial Real Estate Women	45.00	Miscellaneous (seminar)	Administration
5991	04/16/03	National Businesswomen's Leadership Assoc.	139.00	Miscellaneous (seminar)	Administration
5992	04/16/03	Iron Mountain	36.66	Miscellaneous (storage)	Administration
6019	06/24/03	Iron Mountain	74.52	Miscellaneous (storage)	Administration
6022	07/10/03	City of Miami Beach	11.25	Miscellaneous (carpool)	Administration
6026	07/18/03	The Miami Herald	281.25	Miscellaneous	Administration
6032	07/29/03	International Council of Shopping Centers	50.00	Miscellaneous	Administration
			<u>1,648.28</u>		
5922	10/14/02	Corporate Express	166.80	Office Supplies	Administration
5932	10/23/02	Corporate Express	94.87	Office Supplies	Administration
5940	12/03/02	Corporate Express	59.40	Office Supplies	Administration
5954	01/13/03	Corporate Express	47.12	Office Supplies	Administration
5956	02/11/03	Corporate Express	51.66	Office Supplies	Administration
5974	03/18/03	Corporate Express	132.20	Office Supplies	Administration
5980	04/07/03	Corporate Express	194.35	Office Supplies	Administration
6003	05/12/03	Corporate Express	445.20	Office Supplies	Administration
6004	05/12/03	Corporate Express	40.76	Office Supplies	Administration
6014	06/11/03	Corporate Express	25.44	Office Supplies	Administration
			<u>1,257.80</u>		
Wire	10/12/02	Florida Department of Revenue	276.70	Sales Tax	Administration
Wire	11/09/02	Florida Department of Revenue	276.70	Sales Tax	Administration
Wire	12/18/02	Florida Department of Revenue	2,367.51	Sales Tax	Administration
Wire	01/11/03	Florida Department of Revenue	276.70	Sales Tax	Administration
Wire	02/14/03	Florida Department of Revenue	495.46	Sales Tax	Administration
Wire	03/13/03	Florida Department of Revenue	299.79	Sales Tax	Administration
Wire	04/15/03	Florida Department of Revenue	4,202.71	Sales Tax	Administration
Wire	05/16/03	Florida Department of Revenue	2,653.57	Sales Tax	Administration
Wire	06/13/03	Florida Department of Revenue	299.79	Sales Tax	Administration
Wire	07/15/03	Florida Department of Revenue	299.79	Sales Tax	Administration
			<u>11,448.72</u>		
5923	10/14/02	City of Miami Beach	1,957.74	Mailing & Printing	Administration
5924	10/14/02	City of Miami Beach	4.56	Mailing & Printing	Administration
5944	12/23/02	City of Miami Beach	8.49	Mailing & Printing	Administration
5945	12/23/02	City of Miami Beach	63.32	Mailing & Printing	Administration
5953	01/13/03	City of Miami Beach	9.00	Mailing & Printing	Administration
5958	02/11/03	City of Miami Beach	86.71	Mailing & Printing	Administration
5968	03/13/03	City of Miami Beach	65.91	Mailing	Administration
5985	04/07/03	City of Miami Beach	12.85	Mailing	Administration
6008	05/19/03	City of Miami Beach	4.16	Mailing	Administration
6017	06/11/03	City of Miami Beach	63.69	Mailing	Administration
6022	07/10/03	City of Miami Beach	2.22	Mailing	Administration
			<u>2,278.65</u>		

**Redevelopment Agency - South Pointe District**  
**Check & Wire Transfer Register by Project & Type of Expense**  
**Fiscal Year 2003 (through July 31, 2003)**

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
5961	02/24/03	T-Square	105.00	Printing	Administration
5968	03/13/03	City of Miami Beach	2.21	Printing	Administration
5985	04/07/03	City of Miami Beach	165.70	Printing	Administration
6010	05/19/03	T-Square	105.00	Printing	Administration
6017	06/11/03	City of Miami Beach	66.11	Printing	Administration
6022	07/10/03	City of Miami Beach	31.25	Printing	Administration
			<u>475.27</u>		
5959	02/11/03	KPMG, LLP	3,000.00	Professional Services/Audit	Administration
5960	02/13/03	Squire, Sanders & Dempsey, LLP	577.50	Professional Services/Legal	Administration
5963	03/13/03	David Wood Temporaries	180.09	Prof. Services/Temp. Labor	Administration
5975	03/18/03	David Wood Temporaries	198.72	Prof. Services/Temp. Labor	Administration
5998	05/01/03	David Wood Temporaries	465.75	Prof. Services/Temp. Labor	Administration
6002	05/12/03	David Wood Temporaries	290.75	Prof. Services/Temp. Labor	Administration
6009	05/19/03	David Wood Temporaries	122.48	Prof. Services/Temp. Labor	Administration
6012	06/02/03	David Wood Temporaries	159.75	Prof. Services/Temp. Labor	Administration
6015	06/11/03	David Wood Temporaries	156.57	Prof. Services/Temp. Labor	Administration
6016	06/11/03	David Wood Temporaries	121.41	Prof. Services/Temp. Labor	Administration
6018	06/17/03	David Wood Temporaries	103.84	Prof. Services/Temp. Labor	Administration
6021	07/08/03	David Wood Temporaries	247.61	Prof. Services/Temp. Labor	Administration
6034	07/31/03	David Wood Temporaries	175.19	Prof. Services/Temp. Labor	Administration
			<u>5,799.66</u>		
<b>TOTAL ADMINISTRATION</b>			<b>22,908.38</b>		
Wire	02/05/03	Miami Beach Redevelopment Agency	857,049.78	Tranfer for 6/03 & 12/03 D.S. (from GF)	Debt Service Funding
			<u>857,049.78</u>		
Wire	12/02/02	Wachovia Bank	675,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/02/02	Wachovia Bank	100,831.25	Debt Service Payment-Interest	Debt Service Payment
Wire	06/02/03	Wachovia Bank	70,034.38	Debt Service Payment-Interest	Debt Service Payment
			<u>845,865.63</u>		
<b>TOTAL DEBT SERVICE</b>			<b>1,702,915.41</b>		
5978	03/20/03	Department of Environmental Protection	143,818.02	Submerged Land Lease	Marina
			<u>143,818.02</u>		
<b>TOTAL MARINA</b>			<b>143,818.02</b>		
5925	10/14/02	Steel, Hector & Davis, LLP	4,603.50	Legal Fees	Portofino
5926	10/14/02	Steel, Hector & Davis, LLP	4,245.00	Legal Fees	Portofino
5927	10/14/02	Steel, Hector & Davis, LLP	2,574.00	Legal Fees	Portofino
5928	10/14/02	Jorden Burt Boros Cicchetti Berenson & Johnson	4,741.00	Legal Fees	Portofino
5950	01/13/03	Jorden Burt Boros Cicchetti Berenson & Johnson	2,166.09	Legal Fees	Portofino
5951	01/13/03	Jorden Burt Boros Cicchetti Berenson & Johnson	10,018.63	Legal Fees	Portofino
5977	03/18/03	Jorden Burt Boros Cicchetti Berenson & Johnson	3,089.48	Legal Fees	Portofino
5979	04/04/03	Jorden Burt Boros Cicchetti Berenson & Johnson	4,930.24	Legal Fees	Portofino
5994	04/16/03	Jorden Burt Boros Cicchetti Berenson & Johnson	4,768.69	Legal Fees	Portofino
5995	04/16/03	Jorden Burt Boros Cicchetti Berenson & Johnson	18,750.00	Legal Fees	Portofino
6013	06/02/03	Jorden Burt Boros Cicchetti Berenson & Johnson	684.58	Legal Fees	Portofino
6020	06/24/03	Jorden Burt Boros Cicchetti Berenson & Johnson	3,412.27	Legal Fees	Portofino
6025	07/16/03	Cooper, Rebertson & Partners	218.52	Professional Services (consultant)	Portofino
6033	07/31/03	Steel, Hector & Davis, LLP	59.60	Legal Fees	Portofino
			<u>64,261.60</u>		
5937	11/20/02	Miami-Dade County Tax Collector	24,914.04	Ad Valorem Prop. Tax - Yacht Club	Portofino
5938	11/20/02	Miami-Dade County Tax Collector	23,397.51	Ad Valorem Prop. Tax - Murano	Portofino
			<u>48,311.55</u>		
5933	10/23/02	Hazen & Sawyer, P.C.	17,061.70	Murano Grande-Phase I Preconst. Act.	Portofino
5946	12/26/02	Hazen & Sawyer, P.C.	4,763.31	Murano Grande-Phase I Preconst. Act.	Portofino
5967	03/13/03	Hazen & Sawyer, P.C.	4,676.64	Murano Grande-Phase I Preconst. Act.	Portofino
			<u>26,501.65</u>		

**Redevelopment Agency - South Pointe District**  
**Check & Wire Transfer Register by Project & Type of Expense**  
**Fiscal Year 2003 (through July 31, 2003)**

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
5935	11/07/02	Murano Two, Ltd.	276,578.48	Murano Grande-Phase I (SSDI-North)	Portofino
5947	12/26/02	Murano Two, Ltd.	188,164.06	Murano Grande-Phase I (SSDI-North)	Portofino
5969	03/13/03	Murano Two, Ltd.	97,874.96	Murano Grande-Phase I (SSDI-North)	Portofino
5970	03/13/03	Murano Two, Ltd.	68,928.75	Murano Grande-Phase I (SSDI-North)	Portofino
5972	03/13/03	Murano Two, Ltd.	101,054.34	Murano Grande-Phase I (SSDI-North)	Portofino
6028	07/23/03	Murano Two, Ltd.	589,623.52	Murano Grande-Phase I (SSDI-North)	Portofino
6029	07/23/03	Murano Two, Ltd.	467,809.45	Murano Grande-Phase I (SSDI-North)	Portofino
			<u>1,790,033.56</u>		
<b>TOTAL PORTOFINO</b>			<b>1,929,108.36</b>		
5931	10/14/02	Siegfried, Rivera, Lerner, De La Torre & Sobel	6,392.75	Legal Fees	S. Pointe Streetscape
5943	12/23/02	Siegfried, Rivera, Lerner, De La Torre & Sobel	9,290.83	Legal Fees	S. Pointe Streetscape
5949	01/06/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	1,480.50	Legal Fees	S. Pointe Streetscape
5952	01/13/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	5,250.17	Legal Fees	S. Pointe Streetscape
5957	02/11/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	2,860.05	Legal Fees	S. Pointe Streetscape
5993	04/16/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	9,085.34	Legal Fees	S. Pointe Streetscape
5996	04/24/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	3,977.10	Legal Fees	S. Pointe Streetscape
			<u>38,336.74</u>		
5934	10/24/02	Hazen & Sawyer, P.C.	27,249.98	Professional Services-SP Street Ph. 1	S. Pointe Streetscape
5941	12/09/02	Burkhardt Construction, Inc.	693,106.37	Construction Costs-SP Street Ph.1	S. Pointe Streetscape
5942	12/12/02	Hazen & Sawyer, P.C.	860.29	Professional Services-SP Street Ph. 1	S. Pointe Streetscape
5973	03/13/03	Hazen & Sawyer, P.C.	4,241.45	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
5986	04/07/03	Wolfberg Alvarez	45,086.90	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
5999	05/01/03	Wolfberg Alvarez	21,768.82	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6005	05/15/03	City of Miami Beach	98,495.65	Reimb. CMB for Hazen & Sawyer	S. Pointe Streetscape
6006	05/15/03	City of Miami Beach	94,705.49	Reimb. CMB for Construct. Mgmt	S. Pointe Streetscape
6007	05/15/03	City of Miami Beach	125,047.06	Reimb. CMB for Hazen & Sawyer	S. Pointe Streetscape
6011	05/23/03	Wolfberg Alvarez	6,470.71	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6024	07/15/03	City of Miami Beach	8,242.35	Reimb. CMB for Wolfberg Alvarez (Ph2)	S. Pointe Streetscape
6030	07/23/03	Delta Fountains	1,181.77	Construction Costs-SP Street Ph.1	S. Pointe Streetscape
6031	07/25/03	Wolfberg Alvarez	15,139.96	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
			<u>1,141,596.80</u>		
<b>TOTAL S. POINTE STREETSCAPE</b>			<b>1,179,933.54</b>		
6006	05/15/03	City of Miami Beach	26,598.00	Reimb. CMB for Construct. Mgmt	S. Pointe Park
6023	07/14/03	City of Miami Beach	6.71	Reimb. CMB for Bermello, Ajamil	S. Pointe Park
			<u>26,604.71</u>		
<b>TOTAL S. POINTE PARK</b>			<b>26,604.71</b>		
6006	05/15/03	City of Miami Beach	3,251.00	Reimb. CMB for Construct. Mgmt	Washington Park
			<u>3,251.00</u>		
<b>TOTAL WASHINGTON PARK</b>			<b>3,251.00</b>		
6005	05/15/03	City of Miami Beach	8,150.06	Reimb. CMB for Hazen & Sawyer	Sixth St. Streetscape
6007	05/15/03	City of Miami Beach	1,551.17	Reimb. CMB for Hazen & Sawyer	Sixth St. Streetscape
			<u>9,701.23</u>		
<b>TOTAL 6TH STREET STREETSCAPE</b>			<b>9,701.23</b>		
5987	04/08/03	Coastal Systems International, Inc.	2,861.81	Professional Services	Victory Gardens
6006	05/15/03	City of Miami Beach	2,240.00	Reimb. CMB for Construct. Mgmt	Victory Gardens
			<u>5,101.81</u>		
<b>TOTAL VICTORY GARDENS</b>			<b>5,101.81</b>		

Redevelopment Agency - South Pointe District  
Check & Wire Transfer Register by Project & Type of Expense  
Fiscal Year 2003 (through July 31, 2003)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
5997	04/28/03	East Coastline Development, Ltd.	<u>27,809.73</u>	Annual Insurance Premium	Alaska Baywalk
			<u>27,809.73</u>		
		<b>TOTAL ALASKA BAYWALK</b>	<b>27,809.73</b>		
6006	05/15/03	City of Miami Beach	<u>27,205.80</u>	Reimb. CMB for Construct. Mgmt	Pump Station Upgrade
			<u>27,205.80</u>		
		<b>TOTAL WATER/SEWER PUMP STATION UPGRADE</b>	<b>27,205.80</b>		
		<b>REPORT TOTAL</b>	<b><u>\$ 5,078,357.99</u></b>		

**ATTACHMENT “A”**

**SUMMARY OF MAJOR  
PROJECTS**

## **REDEVELOPMENT PROJECTS (Planned and/or Underway)**

### **South Pointe Projects:**

#### **Project**

#### **Status - as of 07/31/03**

##### **Courts and Cosmopolitan Project (Formerly the Courts of South Beach)**

A Mediterranean town-house development located between First and Second Streets and between Alton Road and Washington Avenue. The project is the subject of a Development Agreement, executed by the RDA in 1989. Approximately 164 residential condominium units and various commercial units were completed in Phases I, II and III. Phase IV, consisting of 231 residential units and 10 commercial units is under construction and expected to be completed by January 2004. Phase V, consisting of 23 residential units received a TCO in early May, 2003.

In conformance with the original Development Agreement, the developer has completed construction of a Piazza located within the Phase II and III portion of the project on Alton Rd. at 2<sup>nd</sup> Street which includes landscaping and pavers (paid for by the developer) of a bus station shelter.

Since the execution of the original Development Agreement, the development rights have transitioned to two additional developers. Groupe Pacific is currently the Developer of Record and is now heading the design and construction of the final phases.

**Total Project Cost:** Est. \$100 Million

**Total CRA participation:** Est. \$16.5 Million - Land acquisition and related administrative and construction expenses.

##### **Library Project**

As part of the Courts Settlement Agreement, the RDA has exercised an option to purchase and contribute to the City of Miami Beach, a 5,000 square foot commercial condominium space in Phase I of the project, which is to be utilized as a Library or for other public usage that is mutually agreed to by the parties. The RDA shall pay \$275,000 in 10 yearly installments commencing on the closing date, which is scheduled to occur on September 30, 2004.

**Total Project Cost:** \$795,000

**Total CRA participation:** \$275,000

##### **Community/Victory Garden**

In an effort to provide increased parking in the South Pointe area, and in an effort to maximize the future use of City assets, the Community Garden located at 131-139 Washington Avenue will be moved to 224 Collins Avenue. From March 2001 through September 2001, several Community meetings were held to discuss this issue with residents and City Staff.

## **Project**

## **Status - as of 07/31/03**

### **Community/Victory (con't)**

In January 2002, an Architectural and Engineering Firm was selected, and on March 19, 2003, the Board ratified the selection of the artist for the project as recommended by the Art in Public Places Committee. Construction documents are 100% complete. The project, which will be initiated through the JOC process, is projected to be completed by the end of 2003.

**Total Project Cost:** Est. \$84,000

**Total CRA participation:** Est. \$84,000

### **Portofino**

Development of the Miami Beach Marina (SSDI North & South) and several other properties owned by the Portofino Group in the South Pointe Area. Portofino's properties west of Washington Ave. are subject to a DRI and their development is conditioned by a Settlement Agreement with the RDA (1998). The first phase involving Portofino Tower, a 228-unit luxury condominium was completed in 1997. The second phase is the Yacht Club at Portofino a 361-unit luxury condominium, on the south part of the Marina (SSDI South), and the adjacent Murano Tower, a 189-unit luxury condominium, which was completed in 2002. The RDA's responsibilities relative to these developments include the reimbursement to the Developer for utility relocations, the completion and repair of the seawall and baywalk, public parking for the Marina (located in the first floor of each of the projects' parking garages) and certain streetscape improvements. The third phase, involving the construction of two luxury condominium towers, Murano Grande and Icon, which will house approximately 555 units, is underway. During the first week of May, Murano Grande received a TCO, and the developer broke ground on the ICON project, which is expected to take 18-24 months to complete.

**Total CRA participation:** Est. \$14 Million - utility relocations, completion and repair of the seawall and baywalk, public parking for the Marina and certain streetscape improvements.

### **Temporary Alaska Parcel Baywalk**

In connection with parking lots constructed south of South Pointe Drive, and pursuant to a Planning Board Order issued on August 22, 2001, the property owner of the Alaska Parcel agreed to grant the City/RDA a temporary non-exclusive baywalk access easement over and upon the setback area solely for the purposes of public access and to allow the City/RDA to construct, operate and maintain a temporary baywalk for the duration of the period of time that the Alaska Bayfront Assemblage is utilized for temporary parking purposes. Consequently, on May 29, 2002, Resolution 421-2002 was passed appropriating \$171,000 from South Pointe Tax Increment Funds for the construction costs of a temporary pedestrian baywalk. On March 19, 2003, Resolution 447-2003 accepted a grant of a temporary baywalk easement, and further appropriated an amount not to exceed \$60,000 for the operation and maintenance of the baywalk. Construction of

## **Project**

**Status - as of 07/31/03**

### **Temporary Alaska Parcel Baywalk (con't)**

the temporary baywalk is expected to be completed by the first week in August, 2003.

**Total CRA participation:** \$231,000 for construction, operation and maintenance of baywalk.

### **Streetscape Improvements**

A \$27 million streetscape improvement project for the South Pointe Area, based on a Master Plan and preliminary design by Duany Plater Zyberk and endorsed by South Pointe Advisory Board; Phase I of the streetscape improvements, comprising Third Street and Washington Avenue, including its two-block extension in South Pointe Park, was completed in October 2002. Design and planning of Phase II of the streetscape improvements for the area between 5<sup>th</sup> Street and 2<sup>nd</sup> Street, and between Washington Ave. and Alton Road, is approximately 50% complete. On September 25, 2002, the Commission approved an A/E services contract. A second Community Design Workshop took place on May 1, 2003. The Basis of Design Report prepared by the consultant/design team is expected to be presented to the City Commission by September, 2003. Construction is scheduled to commence in the summer of 2004 and is projected to take 16 months to complete.

### **Relocation of 72" Drain Pipe**

The relocation of a 72" drainage pipe and corresponding outfall, along the south side of the MacArthur Causeway, from Alton Rd. to the water commenced in May 2003, and was completed in July, 2003.

**Total Project Cost:** Est. \$30 Million

**Total CRA participation:** \$30 Million

### **South Pointe Park**

Preparation and implementation of Master Plan for South Pointe Park, funded by a combination of tax increment and GO Bond funds. The project will include landscaping, lighting, pedestrian paths, parking and maintenance facilities.

**Total Project Cost:** \$5.2 Million

**Total CRA participation:** \$3.2 Million

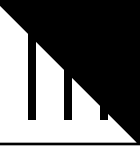
### **Waste Water Master Booster Pump Station**

In order to address the City's need for a waste water master booster pump station, a design consultant is in the process of designing the facility on the city-owned triangular property which fronts Alton Road, between First Street and Commerce Street. Construction documents are approximately 30% complete. This project will partially be funded through Water and Sewer Bond funds and, due to site restrictions and resident/design considerations may require additional funds from the RDA.

**Total Project Cost:** TBD

**Total CRA participation:** TBD





**Project**

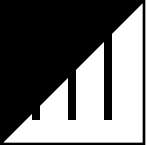
**Status - as of 07/31/03**

**Art in Public Places**

The required Art in Public Places component of the Public Plaza on Washington Avenue and Third Street, has been designed and is being constructed.

**Total Project Cost: \$100,000**

**Total CRA participation: \$100,000**



**CITY CENTER**

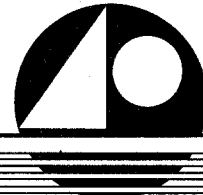
**REDEVELOPMENT DISTRICT**

**FINANCIAL INFORMATION**

**FOR THE MONTH ENDED**

**JULY 31, 2003**

Miami Beach  
Redevelopment Agency  
1700 Convention Center Drive  
Miami Beach, Florida 33139  
Telephone: (305) 673-7193  
Fax: (305) 673-7772



September 10, 2003

TO: Jorge M. Gonzalez, Executive Director

FROM: Patricia D. Walker, Chief Financial Officer  
City of Miami Beach

SUBJECT: City Center Redevelopment District Financial Information  
For the Ten Months Ended July 31, 2003

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the City Center Redevelopment District. The information has been compiled and is attached.

#### Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1993 through July 31, 2003 approximately \$231,658,000 of revenues were received in the City Center District of the Redevelopment Agency ("RDA").

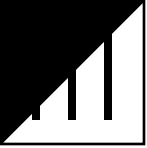
The primary sources of these revenues included approximately:

- \$ 108,779,000 - Bond proceeds;
- \$ 56,757,000 - Incremental Ad Valorem tax;
- \$ 19,190,000 - Draws from the line of credit from the City of Miami Beach;
- \$ 13,479,000 - Resort tax contributions;
- \$ 7,300,000 - Interest income;
- \$ 7,988,000 - Anchor Garage receipts;
- \$ 5,255,000 - Loews Ground Lease receipts;
- \$ 3,000,000 - Loan from the City of Miami Beach;
- \$ 2,700,000 - Contributions from GMCVB toward debt service payments;
- \$ 1,976,000 - Reimbursements from other state and local agencies;
- \$ 1,697,000 - Anchor Shops receipts;
- \$ 700,000 - Contribution from CMB Parking Department;
- \$ 211,000 - RDP Royal Palm Ground Lease receipts; and
- \$ 2,626,000 - From various sources

On the expenditure side, approximately \$203,388,000 has been expended from

**SOUTH POINTE**  
**Redevelopment District**

**CITY CENTER**  
**Redevelopment District**



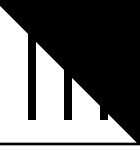
October 1, 1993 through July 31, 2003. These approximate expenditures were primarily made in the following areas:

- \$ 81,592,000 - Debt Service Payments;
- \$ 61,516,000 - Convention Center Hotel Project (Loews Hotel)
- \$ 18,248,000 - Hotel Garage Project;
- \$ 12,838,000 - African-American Hotel Project;
- \$ 8,457,000 - Collins Park Cultural Center;
- \$ 5,660,000 - Administrative Costs;
- \$ 4,757,000 - Anchor Garage Operations
- \$ 3,478,000 - Lincoln Road/Bass Museum Loan Repayment to CMB
- \$ 2,385,000 - Secondary Pledge Repayments (Resort Tax)
- \$ 1,453,000 - Colony Theater
- \$ 826,000 - Lincoln Road Project;
- \$ 694,000 - Beachwalk Project;
- \$ 182,000 - Movie Theater Project;
- \$ 417,000 - Anchor Shops Operations: and
- \$ 885,000 - Other Project Costs;

The cash balance as of July 31, 2003 is approximately \$28,270,000. This balance consisted of the following amounts:

- \$ 12,434,000 - Cash and Investments Balance
- \$ 8,277,000 - Construction Accounts
- \$ 5,768,000 - Fully Funded Debt Service Reserve Accounts
- \$ 1,791,000 - Portion of Debt Service Payments, Held in Trust.

JMG:PDW:jar 



**SUMMARY OF**  
**CASH BASIS TRANSACTIONS**  
**FOR THE MONTH ENDED**  
**JULY 31, 2003**

**Redevelopment Agency - City Center/Historic Convention Village**  
**Summary of Cash Basis Transactions by Project**  
**Fiscal Years 1994 - 2003 (through July 31, 2003)**

	Prior Years	FY 2003	Total Rev./Expend.
<b>OPENING CASH/INVESTMENT BALANCE</b>	\$	\$ 22,713,250	
<b>REVENUE</b>			
- Tax increment - County	20,186,716	5,881,696	\$ 26,068,412
- Tax increment - City	23,808,529	6,860,555	30,669,084
- Tax increment (Interest) - County	19,057	-	19,057
- Bond proceeds	108,779,453	-	108,779,453
- Rental income	9,300	-	9,300
- Anchor Garage receipts	6,484,789	1,360,298	7,845,087
- Anchor Garage deposit card receipts	14,306	1,950	16,256
- Anchor Shops rental income	1,108,786	536,256	1,645,042
- Anchor Shops rental deposits	52,230	-	52,230
- Loews Facility Use/Usage Fee	116,143	10,361	126,504
- Loews Ground Lease Receipts	4,232,820	1,022,044	5,254,864
- RDP Royal Palm Ground Lease Receipts	128,335	82,583	210,918
- Interest income	7,149,466	150,170	7,299,636
- Resort tax contributions	11,763,139	1,715,945	13,479,084
- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	480,275	130,186	610,461
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Miscellaneous	63,063	21,131	84,194
<b>TOTAL REVENUE</b>	<b>213,885,017</b>	<b>17,773,175</b>	<b>\$ 231,658,192</b>

**EXPENDITURES**

**PROJECTS**

African-American Hotel	(12,761,772)	(76,747)	(12,838,519)
Convention Hotel	(61,516,007)	-	(61,516,007)
Hotel Garage - Construction	(18,247,976)	-	(18,247,976)
Movie Theater Project	(182,200)	-	(182,200)
Lincoln Road	(691,049)	(134,681)	(825,730)
Beachwalk	(510,715)	(183,028)	(693,743)
Collins Park Cultural Center	(8,071,812)	(385,374)	(8,457,186)
Bus Prop. Ctr.	(159)	-	(159)
Chamber of Commerce Relocation Study	(2,000)	-	(2,000)
Colony Theater	(551,235)	(902,079)	(1,453,314)

**Redevelopment Agency - City Center/Historic Convention Village**  
**Summary of Cash Basis Transactions by Project**  
**Fiscal Years 1994 - 2003 (through July 31, 2003)**

	Prior Years	FY 2003	Total Rev./Expend.
Cultural Campus	(36)	-	(36)
East/West Corridor	(88)	-	(88)
Electrowave	(3,161)	-	(3,161)
Garden Center	(93)	-	(93)
Guidelines	(12,450)	-	(12,450)
Old City Hall	(499)	-	(499)
17th Street Surface Lot	(480,161)	(28,789)	(508,950)
6th Street Streetscape	(577)	-	(577)
Botanical Gardens	(30,302)	-	(30,302)
Transportation Mobility Study	(32,225)	-	(32,225)
Convention Center Storm Water Improve.	-	(16,595)	(16,595)
New World Symphony	-	(8,087)	(8,087)
Washington Avenue Streetscape	-	(7,251)	(7,251)
Rotunda	-	(15,000)	(15,000)
Bass Museum	(69,250)	(177,372)	(246,622)
<b>Total Projects</b>	<b>(103,163,767)</b>	<b>(1,935,003)</b>	<b>(105,098,770)</b>
<b><u>ADMINISTRATION</u></b>	<b>(5,633,462)</b>	<b>(26,894)</b>	<b>(5,660,356)</b>
<b><u>DEBT SERVICE/LOAN REPAYMENT</u></b>	<b>(74,899,554)</b>	<b>(9,077,689)</b>	<b>(83,977,243)</b>
<b><u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u></b>	<b>(3,477,882)</b>	<b>-</b>	<b>(3,477,882)</b>
<b><u>ANCHOR GARAGE OPERATIONS</u></b>	<b>(3,713,601)</b>	<b>(1,043,078)</b>	<b>(4,756,679)</b>
<b><u>ANCHOR SHOPS OPERATIONS</u></b>	<b>(283,500)</b>	<b>(133,136)</b>	<b>(416,636)</b>
<b>TOTAL EXPENDITURES</b>	<b>(191,171,766)</b>	<b>(12,215,800)</b>	<b>\$ (203,387,566)</b>
<b>ENDING CASH/INVSTMT. BALANCE</b>	<b>\$ 22,713,250</b>	<b>\$ 28,270,625</b>	

**Redevelopment Agency - City Center/Historic Convention Village**  
**Summary of Cash Basis Transactions by Expenditure Type**  
**Fiscal Years 1994 - 2003 (through July 31, 2003)**

	Prior Years	FY 2003	Total Rev./Expend.
<b>OPENING CASH/INVESTMENT BALANCE</b>	\$	\$ 22,713,250	
<b>REVENUE</b>			
- Tax increment - County	20,186,716	5,881,696	\$ 26,068,412
- Tax increment - City	23,808,529	6,860,555	30,669,084
- Tax increment (Interest) - County	19,057	-	19,057
- Bond proceeds	108,779,453	-	108,779,453
- Rental income	9,300	-	9,300
- Anchor Garage receipts	6,484,789	1,360,298	7,845,087
- Anchor Garage deposit card receipts	14,306	1,950	16,256
- Anchor Shops rental income	1,108,786	536,256	1,645,042
- Anchor Shops rental deposits	52,230	-	52,230
- Loews Facility Use/Usage Fee	116,143	10,361	126,504
- Loews Ground Lease Receipts	4,232,820	1,022,044	5,254,864
- RDP Royal Palm Ground Lease Receipts	128,335	82,583	210,918
- Interest income	7,149,466	150,170	7,299,636
- Resort tax contributions	11,763,139	1,715,945	13,479,084
- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	480,275	130,186	610,461
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Miscellaneous	63,063	21,131	84,194
<b>TOTAL REVENUE</b>	<b>213,885,017</b>	<b>17,773,175</b>	<b>\$ 231,658,192</b>

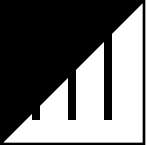
**EXPENDITURES**

Administrative fees	(31,684)	-	(31,684)
Appraisal fees	(125,368)	-	(125,368)
Bid refund	(230,000)	-	(230,000)
Board up	(60,758)	-	(60,758)
Bond costs	(211,440)	-	(211,440)
Building permit fees	(173,269)	-	(173,269)
Construction	(47,139,485)	(377,922)	(47,517,407)
Delivery	(2,995)	-	(2,995)
Demolition	(203,195)	-	(203,195)
Electric service	(1,976)	-	(1,976)
Environmental	(354,908)	-	(354,908)
Equipment rental	(50,796)	-	(50,796)
Hotel negotiation consultant	(849,243)	-	(849,243)
Hotel selection/study	(263,357)	-	(263,357)
Land acquisition	(41,240,564)	-	(41,240,564)



**Redevelopment Agency - City Center/Historic Convention Village**  
**Summary of Cash Basis Transactions by Expenditure Type**  
**Fiscal Years 1994 - 2003 (through July 31, 2003)**

	Prior Years	FY 2003	Total Rev./Expend.
Legal fees/costs	(2,584,308)	(68,043)	(2,652,351)
Lot clearing	(34,771)	-	(34,771)
Maintenance	(49,700)	-	(49,700)
Miscellaneous	(388,820)	(16,719)	(405,539)
Owner's representative fee & expenses	(1,823,466)	-	(1,823,466)
Postage, printing & mailing	(27,855)	-	(27,855)
Professional services	(1,125,489)	(183,028)	(1,308,517)
Public notice/advertisement	(26,472)	-	(26,472)
Refund of deposits	(185,000)	-	(185,000)
Reimburse closing costs to C.M.B.	(3,000,000)	-	(3,000,000)
Reimbursements	(78,041)	-	(78,041)
Relocation	(131,784)	-	(131,784)
Revitalization	(534,793)	-	(534,793)
Security guard service	(277,825)	-	(277,825)
Streetscape	(401,312)	-	(401,312)
Temporary staffing	(4,548)	-	(4,548)
Title insurance	(25,271)	-	(25,271)
Traffic parking study	(8,600)	-	(8,600)
Training, conferences & meetings	(3,268)	-	(3,268)
Travel & related expenses	(28,730)	-	(28,730)
Utilities	(323,116)	-	(323,116)
Water/Sewer (impact fees)	(25,240)	-	(25,240)
<b>Total</b>	<b>(102,027,447)</b>	<b>(645,712)</b>	<b>(102,673,159)</b>
<b>- Miscellaneous Projects</b>	<b>(1,136,320)</b>	<b>(1,155,173)</b>	<b>(2,291,493)</b>
<b>Total Projects</b>	<b>(103,163,767)</b>	<b>(1,800,885)</b>	<b>(104,964,652)</b>
 <b><u>ADMINISTRATION</u></b>	 <b>(5,633,462)</b>	 <b>(26,894)</b>	 <b>(5,660,356)</b>
<b><u>DEBT SERVICE/LOAN REPAYMENT</u></b>	<b>(74,899,554)</b>	<b>(9,077,689)</b>	<b>(83,977,243)</b>
<b><u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u></b>	<b>(3,477,882)</b>	<b>-</b>	<b>(3,477,882)</b>
<b><u>ANCHOR GARAGE OPERATIONS</u></b>	<b>(3,713,601)</b>	<b>(1,043,078)</b>	<b>(4,756,679)</b>
<b><u>ANCHOR SHOPS OPERATIONS</u></b>	<b>(283,500)</b>	<b>(133,136)</b>	<b>(416,636)</b>
 <b>TOTAL EXPENDITURES</b>	 <b>(191,171,767)</b>	 <b>(12,081,682)</b>	 <b>\$ (203,253,448)</b>
 <b>ENDING CASH/INVSTMT. BALANCE</b>	 <b>\$ 22,713,250</b>	 <b>\$ 28,404,743</b>	



**CHECK & WIRE TRANSFER  
REGISTER**

**SORTED BY**

**PROJECT & TYPE OF  
EXPENDITURE**

**FOR THE MONTH ENDED  
JULY 31, 2003**

**Redevelopment Agency - City Center District**  
**Check & Wire Transfer Register by Project & Type of Expense**  
**Fiscal Year 2003 (through July 31, 2003)**

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3425	10/14/02	***Void***	0.00		Administration
3443	11/20/02	***Void***	0.00		Administration
3561	04/28/03	***Void***	0.00		Administration
			<u>0.00</u>		
3611	07/08/03	Wachovia Bank	5,660.97	Annual Admin. Fees for Bond Series	Administration
			<u>5,660.97</u>		
3426	10/14/02	Comet Courier Corp.	27.40	Mailing	Administration
3428	10/14/02	City of Miami Beach	2,019.24	Mailing & Printing	Administration
3429	10/14/02	City of Miami Beach	690.69	Mailing & Printing	Administration
3440	11/18/02	Comet Courier Corp.	13.70	Mailing	Administration
3462	12/23/02	City of Miami Beach	92.33	Mailing & Printing	Administration
3466	12/23/02	City of Miami Beach	38.92	Mailing & Printing	Administration
3475	01/06/03	City of Miami Beach	112.70	Mailing & Printing	Administration
3504	02/11/03	City of Miami Beach	118.69	Mailing & Printing	Administration
3526	03/13/03	City of Miami Beach	11.18	Mailing	Administration
3547	04/07/03	City of Miami Beach	88.19	Mailing	Administration
3570	05/12/03	City of Miami Beach	98.04	Mailing	Administration
3600	06/11/03	City of Miami Beach	15.03	Mailing	Administration
3620	07/10/03	City of Miami Beach	91.93	Mailing	Administration
			<u>3,418.04</u>		
3424	10/14/02	Department of Community Affairs	87.50	Miscellaneous (fee)	Administration
3441	11/18/02	Eric Fliss	429.68	Miscellaneous-Conference/seminar	Administration
3446	11/22/02	Kent Bonde	13.28	Miscellaneous-Travel	Administration
3448	11/22/02	Anna Parekh	29.60	Miscellaneous-Travel	Administration
3470	01/06/03	Software House International	184.00	Miscellaneous	Administration
3473	01/06/03	Iron Mountain	36.66	Miscellaneous-Storage	Administration
3490	01/30/03	Iron Mountain	37.12	Miscellaneous-Storage	Administration
3493	01/30/03	Florida Redevelopment Association	23.00	Miscellaneous	Administration
3494	01/30/03	Kent Bonde	23.66	Miscellaneous-Mileage	Administration
3546	04/07/03	Iron Mountain	158.60	Miscellaneous-Storage	Administration
3560	04/24/03	Costar Realty Information	3,747.48	Miscellaneous	Administration
3574	05/15/03	Comet Courier Corp.	16.43	Miscellaneous	Administration
3581	05/23/03	Iron Mountain	36.66	Miscellaneous	Administration
3598	06/11/03	Comet Courier Corp.	21.43	Miscellaneous	Administration
3609	06/24/03	First America Real Estate Solutions	119.01	Miscellaneous-Data Service	Administration
3612	07/08/03	International Council of Shopping Centers	50.00	Miscellaneous	Administration
3630	07/21/03	First America Real Estate Solutions	119.01	Miscellaneous-Data Service	Administration
3633	07/21/03	Iron Mountain	42.11	Miscellaneous-Storage	Administration
			<u>5,175.23</u>		
3432	10/23/02	Corporate Express	94.87	Office Supplies	Administration
3483	01/30/03	Corporate Express	204.21	Office Supplies	Administration
3484	01/30/03	Corporate Express	163.65	Office Supplies	Administration
3485	01/30/03	Corporate Express	77.33	Office Supplies	Administration
3537	03/25/03	Corporate Express	194.35	Office Supplies	Administration
3538	03/25/03	Corporate Express	364.28	Office Supplies	Administration
3569	05/12/03	Corporate Express	424.49	Office Supplies	Administration
3599	06/11/03	Corporate Express	56.71	Office Supplies	Administration
			<u>1,579.89</u>		
3435	11/07/02	Reprographic Services, Inc.	5,338.29	Printing	Administration
3482	01/30/03	Reprographic Services, Inc.	1,160.00	Printing	Administration
3526	03/13/03	City of Miami Beach	7.46	Printing	Administration
3600	06/11/03	City of Miami Beach	10.00	Printing	Administration
3620	07/10/03	City of Miami Beach	10.00	Printing	Administration
			<u>6,525.75</u>		
3506	02/11/03	KPMG, LLP	3,000.00	Professional Services/Audit	Administration
3567	05/01/03	David Wood Temporaries	447.30	Prof. Services/Temp. Staff	Administration
3577	05/19/03	David Wood Temporaries	122.48	Prof. Services/Temp. Staff	Administration
3585	06/03/03	David Wood Temporaries	159.75	Prof. Services/Temp. Staff	Administration

**Redevelopment Agency - City Center District**  
**Check & Wire Transfer Register by Project & Type of Expense**  
**Fiscal Year 2003 (through July 31, 2003)**

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3596	06/11/03	David Wood Temporaries	156.56	Prof. Services/Temp. Staff	Administration
3597	06/11/03	David Wood Temporaries	121.41	Prof. Services/Temp. Staff	Administration
3610	07/02/03	David Wood Temporaries	103.84	Prof. Services/Temp. Staff	Administration
3615	07/08/03	David Wood Temporaries	247.61	Prof. Services/Temp. Staff	Administration
3641	07/31/03	David Wood Temporaries	175.19	Prof. Services/Temp. Staff	Administration
			<u>4,534.14</u>		
<b>TOTAL ADMINISTRATION</b>			<b>26,894.02</b>		
Wire	02/05/03	Miami Beach Redevelopment Agency	9,054,926.42	Tranfer for 6/03 & 12/03 D.S. (from GF)	Debt Service Funding
			<u>9,054,926.42</u>		
Wire	12/02/02	Wachovia Bank	555,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/02/02	Wachovia Bank	615,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/02/02	Wachovia Bank	170,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/02/02	Wachovia Bank	245,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/02/02	Wachovia Bank	610,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/02/02	Wachovia Bank	609,749.38	Debt Service Payment-Interest	Debt Service Payment
Wire	12/02/02	Wachovia Bank	1,521,265.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/02/02	Wachovia Bank	208,962.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/02/02	Wachovia Bank	928,582.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/02/02	Wachovia Bank	206,896.25	Debt Service Payment-Interest	Debt Service Payment
Wire	06/02/03	Wachovia Bank	595,596.88	Debt Service Payment-Interest	Debt Service Payment
Wire	06/02/03	Wachovia Bank	1,497,096.00	Debt Service Payment-Interest	Debt Service Payment
Wire	06/02/03	Wachovia Bank	204,457.50	Debt Service Payment-Interest	Debt Service Payment
Wire	06/02/03	Wachovia Bank	908,147.50	Debt Service Payment-Interest	Debt Service Payment
Wire	06/02/03	Wachovia Bank	201,935.00	Debt Service Payment-Interest	Debt Service Payment
			<u>9,077,689.01</u>		
<b>TOTAL DEBT SERVICE</b>			<b>18,132,615.43</b>		
3431	10/23/02	City of Miami Beach	3,477.00	Miscellaneous (TCO's)	African-American Hotel
3508	02/13/03	City of Miami Beach	5,227.00	Miscellaneous (TCO's)	African-American Hotel
			<u>8,704.00</u>		
3427	10/14/02	Bloom & Minsker	1,330.00	Professional fees/legal	African-American Hotel
3459	12/23/02	Bloom & Minsker	9,747.25	Professional fees/legal	African-American Hotel
3463	12/23/02	Bloom & Minsker	14,382.25	Professional fees/legal	African-American Hotel
3502	02/11/02	Bloom & Minsker	5,641.75	Professional fees/legal	African-American Hotel
3517	03/06/03	Bloom & Minsker	5,394.45	Professional fees/legal	African-American Hotel
3522	03/06/03	Esquire Deposition Services	799.10	Professional fees/legal	African-American Hotel
3576	05/19/03	Bloom & Minsker	4,930.65	Professional fees/legal	African-American Hotel
3580	05/23/03	Bloom & Minsker	24,262.25	Professional fees/legal	African-American Hotel
3602	06/17/03	Bloom & Minsker	1,554.80	Professional fees/legal	African-American Hotel
			<u>68,042.50</u>		
<b>TOTAL AFRICAN-AMERICAN</b>			<b>76,746.50</b>		
3442	11/20/02	City of Miami Beach	70.98	Miscellaneous-Property Mgmt Work	Anchor Garage Operations
3445	11/20/02	Miami-Dade County Tax Collector	365,915.86	Miscellaneous-Property Taxes	Anchor Garage Operations
3464	12/23/02	City of Miami Beach	1,196.26	Miscellaneous-Property Mgmt Work	Anchor Garage Operations
3495	01/30/03	Kent Bonde	142.60	Miscellaneous-cost reimb.	Anchor Garage Operations
3499	02/10/03	The Intelligence Group	2,500.00	Miscellaneous-background investigation	Anchor Garage Operations
3501	02/11/03	City of Miami Beach	1,900.00	Miscellaneous	Anchor Garage Operations
3505	02/11/03	City of Miami Beach	2,287.21	Miscellaneous-Property Mgmt Work	Anchor Garage Operations
3523	03/06/03	City of Miami Beach	3,727.89	Miscellaneous-Property Mgmt Work	Anchor Garage Operations
3524	03/06/03	Federal Express	72.79	Miscellaneous	Anchor Garage Operations
3532	03/20/03	The Intelligence Group	2,500.00	Miscellaneous-background investigation	Anchor Garage Operations
3545	04/07/03	City of Miami Beach	887.37	Miscellaneous-Property Mgmt Work	Anchor Garage Operations
3555	04/16/03	City of Miami Beach	1,428.47	Miscellaneous-Property Mgmt Work	Anchor Garage Operations
3559	04/24/03	Integra Business Forms & Systems, Inc.	501.69	Miscellaneous-Deposit slips	Anchor Garage Operations
3572	05/15/03	City of Miami Beach	1,122.24	Miscellaneous-Property Mgmt Work	Anchor Garage Operations
3590	06/11/03	City of Miami Beach	20,598.59	Miscellaneous-Revenue Control System	Anchor Garage Operations
3593	06/11/03	City of Miami Beach	8,074.41	Miscellaneous-Upgrade software	Anchor Garage Operations
3601	06/17/03	City of Miami Beach	1,015.93	Miscellaneous-Property Mgmt Work	Anchor Garage Operations

**Redevelopment Agency - City Center District**  
**Check & Wire Transfer Register by Project & Type of Expense**  
**Fiscal Year 2003 (through July 31, 2003)**

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3613	07/08/03	Miami Fire Equipment	602.00	Miscellaneous-Fire inspections, etc.	Anchor Garage Operations
3618	07/10/03	Waste Management of Dade County	291.02	Miscellaneous-Waste removal	Anchor Garage Operations
3619	07/10/03	Country Bills Lawn Maintenance	450.00	Miscellaneous-Lawn maint.	Anchor Garage Operations
3622	07/10/03	Thyssen Krupp Elevator	5,140.77	Miscellaneous-Elevator maint.	Anchor Garage Operations
3627	07/15/03	City of Miami Beach	2,552.45	Miscellaneous-Property Mgmt Work	Anchor Garage Operations
3631	07/21/03	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service contract	Anchor Garage Operations
3632	07/21/03	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service contract	Anchor Garage Operations
3635	07/21/03	City of Miami Beach	1,026.60	Miscellaneous-Utilities	Anchor Garage Operations
3636	07/25/03	Country Bills Lawn Maintenance	76.00	Miscellaneous-Lawn maint.	Anchor Garage Operations
			<u>425,631.13</u>		
3520	03/06/03	Miami Beach Redevelopment, Inc.	10,470.33	Facility Use / Usage Fee	Anchor Garage Operations
3607	06/20/03	Miami Beach Redevelopment, Inc.	61,063.74	Facility Use / Usage Fee	Anchor Garage Operations
			<u>71,534.07</u>		
3437	11/07/02	Quik Park of Florida d/b/a Gulfstream Mgmt	28,196.18	Reimb. - operating exp.	Anchor Garage Operations
3469	12/27/02	Quik Park of Florida d/b/a Gulfstream Mgmt	41,394.83	Reimb. - operating exp.	Anchor Garage Operations
3480	01/06/03	Quik Park of Florida d/b/a Gulfstream Mgmt	24,949.24	Reimb. - operating exp.	Anchor Garage Operations
3496	01/30/03	Quik Park of Florida d/b/a Gulfstream Mgmt	22,765.85	Reimb. - operating exp.	Anchor Garage Operations
3521	03/06/03	Quik Park of Florida d/b/a Gulfstream Mgmt	26,382.43	Reimb. - operating exp.	Anchor Garage Operations
3536	03/25/03	Quik Park of Florida d/b/a Gulfstream Mgmt	19,710.66	Reimb. - operating exp.	Anchor Garage Operations
3565	04/28/03	Quik Park of Florida d/b/a Gulfstream Mgmt	20,886.65	Reimb. - operating exp.	Anchor Garage Operations
3586	06/02/03	Quik Park of Florida d/b/a Gulfstream Mgmt	25,376.01	Reimb. - operating exp.	Anchor Garage Operations
3624	07/14/03	Quik Park of Florida d/b/a Gulfstream Mgmt	29,381.46	Reimb. - operating exp.	Anchor Garage Operations
3642	07/31/03	Quik Park of Florida d/b/a Gulfstream Mgmt	44,391.59	Reimb. - operating exp.	Anchor Garage Operations
			<u>283,434.90</u>		
Wire	10/09/02	Quik Park d/b/a Gulfstream Management, LLC	8,596.10	Salary Reimbursements	Anchor Garage Operations
Wire	10/23/02	Quik Park d/b/a Gulfstream Management, LLC	8,832.32	Salary Reimbursements	Anchor Garage Operations
Wire	11/05/02	Quik Park d/b/a Gulfstream Management, LLC	8,778.88	Salary Reimbursements	Anchor Garage Operations
Wire	11/20/02	Quik Park d/b/a Gulfstream Management, LLC	8,879.72	Salary Reimbursements	Anchor Garage Operations
Wire	12/04/02	Quik Park d/b/a Gulfstream Management, LLC	9,532.26	Salary Reimbursements	Anchor Garage Operations
Wire	12/18/02	Quik Park d/b/a Gulfstream Management, LLC	8,715.07	Salary Reimbursements	Anchor Garage Operations
Wire	01/02/03	Quik Park d/b/a Gulfstream Management, LLC	9,751.76	Salary Reimbursements	Anchor Garage Operations
Wire	01/15/03	Quik Park d/b/a Gulfstream Management, LLC	9,648.95	Salary Reimbursements	Anchor Garage Operations
Wire	01/28/03	Quik Park d/b/a Gulfstream Management, LLC	8,868.35	Salary Reimbursements	Anchor Garage Operations
Wire	02/13/03	Quik Park d/b/a Gulfstream Management, LLC	9,223.33	Salary Reimbursements	Anchor Garage Operations
3513	02/27/03	Quik Park d/b/a Gulfstream Management, LLC	10,414.26	Salary Reimbursements	Anchor Garage Operations
3531	03/13/03	Quik Park d/b/a Gulfstream Management, LLC	8,717.39	Salary Reimbursements	Anchor Garage Operations
3542	03/27/03	Quik Park d/b/a Gulfstream Management, LLC	9,018.38	Salary Reimbursements	Anchor Garage Operations
3551	04/10/03	Quik Park d/b/a Gulfstream Management, LLC	9,082.18	Salary Reimbursements	Anchor Garage Operations
3557	04/24/03	Quik Park d/b/a Gulfstream Management, LLC	8,951.28	Salary Reimbursements	Anchor Garage Operations
3568	05/09/03	Quik Park d/b/a Gulfstream Management, LLC	9,339.22	Salary Reimbursements	Anchor Garage Operations
3579	05/23/03	Quik Park d/b/a Gulfstream Management, LLC	9,197.05	Salary Reimbursements	Anchor Garage Operations
3589	06/05/03	Quik Park d/b/a Gulfstream Management, LLC	9,790.03	Salary Reimbursements	Anchor Garage Operations
3606	06/20/03	Quik Park d/b/a Gulfstream Management, LLC	4,592.31	Salary Reimbursements	Anchor Garage Operations
			<u>169,928.84</u>		
Wire	10/12/02	Florida Department of Revenue	7,980.14	Sales Tax Payment	Anchor Garage Operations
Wire	11/09/02	Florida Department of Revenue	7,696.38	Sales Tax Payment	Anchor Garage Operations
Wire	12/18/02	Florida Department of Revenue	8,650.95	Sales Tax Payment	Anchor Garage Operations
Wire	01/11/03	Florida Department of Revenue	7,640.89	Sales Tax Payment	Anchor Garage Operations
Wire	02/14/03	Florida Department of Revenue	7,483.65	Sales Tax Payment	Anchor Garage Operations
Wire	03/13/03	Florida Department of Revenue	11,100.73	Sales Tax Payment	Anchor Garage Operations
Wire	04/15/03	Florida Department of Revenue	14,153.46	Sales Tax Payment	Anchor Garage Operations
Wire	05/16/03	Florida Department of Revenue	8,706.16	Sales Tax Payment	Anchor Garage Operations
Wire	06/13/03	Florida Department of Revenue	10,370.92	Sales Tax Payment	Anchor Garage Operations
Wire	07/15/03	Florida Department of Revenue	8,765.50	Sales Tax Payment	Anchor Garage Operations
			<u>92,548.78</u>		
<b>TOTAL ANCHOR GARAGE OPER.</b>			<b>1,043,077.72</b>		
3439	11/07/02	Gables Professional Realty, Inc.	23,361.27	Miscellaneous-Brokerage Comm.	Anchor Shops Oper.
3445	11/20/02	Miami-Dade County Tax Collector	11,316.99	Miscellaneous-Property Taxes	Anchor Shops Oper.
3450	11/26/02	35 Media Publications, LLC	3,400.00	Miscellaneous-Anchor Shops Advert.	Anchor Shops Oper.
3514	03/06/03	Lincoln Road Magazine	1,500.00	Miscellaneous-Anchor Shops Advert.	Anchor Shops Oper.
3515	03/06/03	Comet Courier Corp	9.68	Miscellaneous-Delivery	Anchor Shops Oper.
3548	04/08/03	Lincoln Road Magazine	1,500.00	Miscellaneous-Anchor Shops Advert.	Anchor Shops Oper.
			<u>41,087.94</u>		

**Redevelopment Agency - City Center District**  
**Check & Wire Transfer Register by Project & Type of Expense**  
**Fiscal Year 2003 (through July 31, 2003)**

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3455	12/03/02	Miami Beach Community Development Corp	6,823.97	Reimb. - operating exp.	Anchor Shops Oper.
3461	12/23/02	Miami Beach Community Development Corp	3,341.10	Reimb. - operating exp.	Anchor Shops Oper.
3477	01/06/03	Miami Beach Community Development Corp	850.00	Reimb. - operating exp.	Anchor Shops Oper.
3492	01/30/03	Miami Beach Community Development Corp	5,550.21	Reimb. - operating exp.	Anchor Shops Oper.
3509	02/13/03	Miami Beach Community Development Corp	4,336.00	Reimb. - operating exp.	Anchor Shops Oper.
3512	02/24/03	Miami Beach Community Development Corp	7,196.32	Reimb. - operating exp.	Anchor Shops Oper.
3535	03/20/03	Miami Beach Community Development Corp	12,176.25	Reimb. - operating exp.	Anchor Shops Oper.
3553	04/16/03	Miami Beach Community Development Corp	4,311.00	Reimb. - operating exp.	Anchor Shops Oper.
3575	05/19/03	Miami Beach Community Development Corp	4,550.24	Reimb. - operating exp.	Anchor Shops Oper.
3605	06/17/03	Miami Beach Community Development Corp	4,086.82	Reimb. - operating exp.	Anchor Shops Oper.
3637	07/28/03	Miami Beach Community Development Corp	2,969.82	Reimb. - operating exp.	Anchor Shops Oper.
			<u>56,191.73</u>		
Wire	10/12/02	Florida Department of Revenue	3,754.26	Sales Tax	Anchor Shops Oper.
Wire	11/09/02	Florida Department of Revenue	3,119.38	Sales Tax	Anchor Shops Oper.
Wire	12/18/02	Florida Department of Revenue	2,581.82	Sales Tax	Anchor Shops Oper.
Wire	01/11/03	Florida Department of Revenue	2,847.13	Sales Tax	Anchor Shops Oper.
Wire	02/14/03	Florida Department of Revenue	3,547.70	Sales Tax	Anchor Shops Oper.
Wire	03/13/03	Florida Department of Revenue	3,877.41	Sales Tax	Anchor Shops Oper.
Wire	04/15/03	Florida Department of Revenue	4,743.12	Sales Tax	Anchor Shops Oper.
Wire	05/16/03	Florida Department of Revenue	3,422.87	Sales Tax	Anchor Shops Oper.
Wire	06/13/03	Florida Department of Revenue	3,677.77	Sales Tax	Anchor Shops Oper.
Wire	07/15/03	Florida Department of Revenue	4,285.45	Sales Tax	Anchor Shops Oper.
			<u>35,856.91</u>		
<b>TOTAL ANCHOR SHOPS OPER.</b>			<b>133,136.58</b>		
3433	10/23/02	URS/Dames & Moore	46,518.98	Construction work-library	Collins Park Cultural Center
3449	11/26/02	City of Miami Beach	1,188.25	Miscellaneous-utilities	Collins Park Cultural Center
3457	12/17/02	City of Miami Beach	50,231.27	Construction work-library	Collins Park Cultural Center
3478	01/13/03	City of Miami Beach	1,031.20	Miscellaneous-utilities	Collins Park Cultural Center
3486	01/30/03	City of Miami Beach	2,139.19	Miscellaneous-Library paint	Collins Park Cultural Center
3491	01/30/03	City of Miami Beach	251.45	Miscellaneous-utilities	Collins Park Cultural Center
3497	02/07/03	URS/Dames & Moore	120,712.03	Construction work-library	Collins Park Cultural Center
3498	02/10/03	URS/Dames & Moore	104,136.97	Construction work-library	Collins Park Cultural Center
3518	03/06/03	City of Miami Beach	369.10	Miscellaneous-utilities	Collins Park Cultural Center
3534	03/20/03	City of Miami Beach	703.05	Miscellaneous-Paint Library	Collins Park Cultural Center
3539	03/25/03	City of Miami Beach	35.75	Miscellaneous-utilities	Collins Park Cultural Center
3540	03/25/03	City of Miami Beach	253.05	Miscellaneous-utilities	Collins Park Cultural Center
3541	03/25/03	City of Miami Beach	452.80	Miscellaneous-utilities	Collins Park Cultural Center
3562	04/28/03	City of Miami Beach	257.00	Miscellaneous-utilities	Collins Park Cultural Center
3582	06/02/03	City of Miami Beach	257.00	Miscellaneous-utilities	Collins Park Cultural Center
3594	06/11/03	City of Miami Beach	56,322.81	Construction work-library (URS Const.)	Collins Park Cultural Center
3603	06/17/03	City of Miami Beach	257.00	Miscellaneous-utilities	Collins Park Cultural Center
3634	07/21/03	City of Miami Beach	257.00	Miscellaneous-utilities	Collins Park Cultural Center
			<u>385,373.90</u>		
<b>TOTAL COLLINS PARK CULTURAL CENTER</b>			<b>385,373.90</b>		
3423	10/14/02	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3430	10/23/02	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3451	11/26/02	City of Miami Beach	3,318.60	Salary Reimbursement	Colony Theater Restoration
3465	12/23/02	City of Miami Beach	3,318.60	Salary Reimbursement	Colony Theater Restoration
3503	02/11/03	City of Miami Beach	4,977.89	Salary Reimbursement	Colony Theater Restoration
3507	02/11/03	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3544	03/28/03	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3558	04/24/03	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3591	06/11/03	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3592	06/11/03	City of Miami Beach	3,318.60	Salary Reimbursement	Colony Theater Restoration
3626	07/15/03	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
			<u>38,163.82</u>		
3434	11/07/02	Naples Hilton & Towers	69.00	Miscellaneous-Seminar	Colony Theater Restoration
3438	11/07/02	Naples Hilton & Towers	69.00	Miscellaneous-Seminar	Colony Theater Restoration
3444	11/20/02	BellSouth	519.68	Miscellaneous-Telephone	Colony Theater Restoration
3446	11/22/02	Kent Bonde	117.03	Miscellaneous-Conference/seminar	Colony Theater Restoration

**Redevelopment Agency - City Center District**  
**Check & Wire Transfer Register by Project & Type of Expense**  
**Fiscal Year 2003 (through July 31, 2003)**

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3447	11/22/02	AT&T	65.32	Miscellaneous-Telephone	Colony Theater Restoration
3452	11/26/02	Judy Hoanshelt	52.70	Miscellaneous-Travel	Colony Theater Restoration
3453	12/03/02	Eric Fliss	42.32	Miscellaneous-Materials	Colony Theater Restoration
3458	12/23/02	A. Drake Enterprises, Inc.	250.00	Miscellaneous	Colony Theater Restoration
3471	01/06/03	Software House International	109.00	Miscellaneous	Colony Theater Restoration
3472	01/06/03	AT&T	68.48	Miscellaneous-Telephone	Colony Theater Restoration
3474	01/06/03	Alexandra Rolandelli	37.70	Miscellaneous-Travel	Colony Theater Restoration
3481	01/15/03	Federal Express	17.43	Miscellaneous-Courier	Colony Theater Restoration
3487	01/30/03	BellSouth	406.53	Miscellaneous-Telephone	Colony Theater Restoration
3488	01/30/03	AT&T	93.01	Miscellaneous-Telephone	Colony Theater Restoration
3489	01/30/03	Duratel, Inc.	75.00	Miscellaneous-Phone line connect	Colony Theater Restoration
3510	02/13/03	BellSouth	442.30	Miscellaneous-Telephone	Colony Theater Restoration
3511	02/24/03	AT&T	153.39	Miscellaneous-Telephone	Colony Theater Restoration
3519	03/06/03	BellSouth	160.94	Miscellaneous-Telephone	Colony Theater Restoration
3530	03/13/03	Nu-Art Signs	924.48	Miscellaneous-Construct. Signs	Colony Theater Restoration
3543	03/28/03	BellSouth	219.53	Miscellaneous-Telephone	Colony Theater Restoration
3556	04/21/03	AT&T	17.59	Miscellaneous-Telephone	Colony Theater Restoration
3566	05/01/03	BellSouth	131.28	Miscellaneous-Telephone	Colony Theater Restoration
3583	06/03/03	AT&T	51.20	Miscellaneous-Telephone	Colony Theater Restoration
3584	06/03/03	BellSouth	156.97	Miscellaneous-Telephone	Colony Theater Restoration
3616	07/08/03	BellSouth	167.13	Miscellaneous-Telephone	Colony Theater Restoration
3638	07/28/03	Colony Theater Café, Inc.	2,400.00	Miscellaneous-Tunneling & Backfilling	Colony Theater Restoration
3640	07/31/03	BellSouth	151.17	Miscellaneous-Telephone	Colony Theater Restoration
			<u>6,968.18</u>		
3454	12/03/02	ATC Associates, Inc.	2,600.00	Professional Services-Asbestos Survey	Colony Theater Restoration
3467	12/26/02	R.J. Heisenbottle Architects	34,367.55	Professional Services	Colony Theater Restoration
3468	12/26/02	McCartney Construction Company	67,735.49	Construction Costs	Colony Theater Restoration
3476	01/06/03	McCartney Construction Company	181,863.26	Construction Costs	Colony Theater Restoration
3525	03/13/03	McCartney Construction Company	83,143.22	Construction Costs	Colony Theater Restoration
3527	03/13/03	ATC Associates, Inc.	2,100.00	Professional Services-Asbestos Survey	Colony Theater Restoration
3528	03/13/03	McCartney Construction Company	47,281.19	Construction Costs	Colony Theater Restoration
3529	03/13/03	R.J. Heisenbottle Architects	8,163.08	Professional Services	Colony Theater Restoration
3549	04/08/03	R.J. Heisenbottle Architects	5,583.65	Professional Services	Colony Theater Restoration
3550	04/08/03	McCartney Construction Company	46,916.28	Construction Costs	Colony Theater Restoration
3573	05/15/03	McCartney Construction Company	94,114.99	Construction Costs	Colony Theater Restoration
3578	05/19/03	R.J. Heisenbottle Architects	844.23	Professional Services	Colony Theater Restoration
3623	07/14/03	McCartney Construction Company	282,233.82	Construction Costs	Colony Theater Restoration
			<u>856,946.76</u>		
<b>TOTAL COLONY THEATER RESTORATION</b>			<b>902,078.76</b>		
3456	12/09/02	Zyscovich	28,788.54	Architect, Consult & Reimb. Services	17th Street Surface Lot
			<u>28,788.54</u>		
<b>TOTAL 17th STREET SURFACE LOT</b>			<b>28,788.54</b>		
3436	11/07/02	Coastal Systems International, Inc.	10,784.32	Professional Services	Beachwalk Project
3460	12/23/02	Coastal Systems International, Inc.	4,850.00	Professional Services	Beachwalk Project
3479	01/06/03	Coastal Systems International, Inc.	6,488.68	Professional Services	Beachwalk Project
3500	02/11/03	Coastal Systems International, Inc.	2,087.73	Professional Services	Beachwalk Project
3533	03/20/03	Coastal Systems International, Inc.	7,992.41	Professional Services	Beachwalk Project
3554	04/16/03	Coastal Systems International, Inc.	7,764.72	Professional Services	Beachwalk Project
3563	04/28/03	Telecom Engineering Consultants, Inc.	300.00	Professional Services	Beachwalk Project
3564	04/28/03	Coastal Systems International, Inc.	11,499.29	Professional Services	Beachwalk Project
3587	06/02/03	Coastal Systems International, Inc.	6,310.42	Professional Services	Beachwalk Project
3614	07/08/03	R.L. Saum Construction Co.	102,092.77	Professional Services	Beachwalk Project
3617	07/08/03	Coastal Systems International, Inc.	9,550.41	Professional Services	Beachwalk Project
3639	07/31/03	Coastal Systems International, Inc.	13,307.76	Professional Services	Beachwalk Project
			<u>183,028.51</u>		
<b>TOTAL BEACHWALK PROJECT</b>			<b>183,028.51</b>		
3595	06/11/03	City of Miami Beach	562.50	Reimb. CMB for Ceramic Mural Sample	Lincoln Road Improv. Project
3625	07/14/03	City of Miami Beach	2,000.00	Reimb. CMB for metal halide bulbs	Lincoln Road Improv. Project
3628	07/15/03	City of Miami Beach	45,600.00	Reimb. CMB for 160 lighting fixtures	Lincoln Road Improv. Project

Redevelopment Agency - City Center District  
Check & Wire Transfer Register by Project & Type of Expense  
Fiscal Year 2003 (through July 31, 2003)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3629	07/15/03	City of Miami Beach	86,518.20	Reimb. CMB for lighting fixtures	Lincoln Road Improv. Project
			<u>134,680.70</u>		
<b>TOTAL LINCOLN ROAD IMPROVE. PROJECT</b>			<b>134,680.70</b>		
3571	05/15/03	City of Miami Beach	177,372.00	CMB Construction Mgmt.	Bass Museum
			<u>177,372.00</u>		
<b>TOTAL BASS MUSEUM PROJECT</b>			<b>177,372.00</b>		
3516	03/03/03	Squire, Sanders & Dempsey	1,140.00	Legal Fees	New World Symphony
3552	04/16/03	Squire, Sanders & Dempsey	2,163.50	Legal Fees	New World Symphony
3604	06/17/03	Squire, Sanders & Dempsey	911.25	Legal Fees	New World Symphony
3621	07/10/03	Squire, Sanders & Dempsey	3,872.00	Legal Fees	New World Symphony
			<u>8,086.75</u>		
<b>TOTAL NEW WORLD SYMPHONY</b>			<b>8,086.75</b>		
3571	05/15/03	City of Miami Beach	16,595.33	CMB Construction Mgmt.	Conv. Ctr. Storm Water Imprc
			<u>16,595.33</u>		
<b>TOTAL CONV. CTR. STORM WATER IMPROV</b>			<b>16,595.33</b>		
3588	06/03/03	HNTB Corporation	7,251.00	Traffic Analysis	Washington Ave. Streetscape
			<u>7,251.00</u>		
<b>TOTAL WASHINGTON AVE. STREETSCAPE</b>			<b>7,251.00</b>		
3608	06/24/03	Edward Lewis Architects, Inc.	15,000.00	Professional Architectual Services	Rotunda
			<u>15,000.00</u>		
<b>TOTAL ROTUNDA</b>			<b>15,000.00</b>		
<b>REPORT TOTAL</b>			<b><u>\$ 21,270,725.74</u></b>		



**ATTACHMENT “A”**

**SUMMARY OF MAJOR  
PROJECTS**

## **REDEVELOPMENT PROJECTS (Planned and/or Underway)**

### **City Center Projects:**

#### **Project**

#### **Status - as of 07/31/03**

##### **Beachwalk Project**

An at-grade, landscaped pedestrian beachwalk, connecting 21st Street to Lummus Park, designed and engineered by Coastal Systems International. The Project was permitted by the State of Florida in March, 1998. The Project was contested by a property owner and was stalled for almost 5 years in court. In November, 2001, the City received a Partial Notice to Proceed from the State of Florida as a result of a favorable finding for City by the courts. The full permit was issued in April 2002. Plans and bid specifications for the Beachwalk as well as the street-end improvements for 17th and 18th Street street-ends, which are part of the Beachwalk, have been updated and completed by the Architect. The Project was put out to bid during the last week of August 2002. Proposals were received during the last week of October. On November 13, 2002, the RDA awarded a contract to R. L. Saum Construction Co. to proceed with the project and appropriated \$3.7 million. Construction began during mid-March 2003 and is being phased as to mitigate adverse impact to area hotels and businesses fronting the beach.

**Total Project Cost: \$4 Million**

**Total CRA participation: \$4 Million - Construction**

##### **17<sup>th</sup> & 18<sup>th</sup> Street-end Project**

The current layout of the 17<sup>th</sup> and 18<sup>th</sup> Street street-ends poses severe limitations for traffic circulation and parking, especially as it relates to the operations of the Delano and Ritz Plaza Hotels. Coastal Systems contract for the design of the Beachwalk was amended to include the development of conceptual plans and cost estimates for the extension of 17th and 18th Streets, seaward to the ECL. Coastal Systems is recommending extending and reconstructing both street-ends to match the Boardwalk motif. The street-end cul-de-sacs are proposed to be relocated approximately 50 to 70 feet east, respectively, to enhance the conditions of the streets and improve the street-end layout. Extension and reconstruction of the two street-ends will require demolition and reconstruction of the public right-of-way with new curbing, paver block sidewalks, asphalt pavement, striping and signage. Construction Drawings and specifications have been updated to reflect FDOT improvements and tie-ins on Collins Avenue. The Project was bid as part of the Beachwalk Project and will follow the same schedule.

**Total Project Cost (est): \$610,000**

**Total CRA participation: \$610,000 - Construction**

## **Project**

## **Status - as of 07/31/03**

### **Collins Park Cultural Center**

Implementation of a Master Plan calling for the development of a new regional library, streetscape and park improvements to link cultural activities in the area, including the Bass Museum and the Miami City Ballet. Land acquisition through eminent domain was completed in January 2002 and construction documents for the remaining portions of the Cultural Campus as identified in the Master Plan have been completed. On April 10, 2002, the City awarded the construction contract for the Library to the Tower Group. Construction began in May 2002 and is anticipated to be completed in mid-September, 2003. Opening is anticipated in December, 2003.

**Total Project Cost (Library Only):** \$8 Million - Construction (Miami-Dade County)

**Total CRA participation:** \$4.1 Million land acquisition (to date). Note, this amount is not reflected in the total project cost.

### **Colony Theater Project**

The City has engaged the State of Florida's Department of Management Services to manage the restoration and renovation of the Colony Theater. Preliminary plans call for the removal of the rear 45 feet of existing building, construction of a new stage house, small second and third floor service areas behind the stage, a fourth floor "Backstage" area, elevator, stairs, and the addition of a new vestibule and exterior access ramp to provide ADA access to the stage. The historic preservation scope involves removing the existing marquee and storefront on Lincoln Road to its original historic appearance and modifying the interior lobby, office and concession area to be more consistent with the building's original design. Construction drawings were completed on April 29, 2002, and have been submitted to the Building Official for review. Due to delays with structural reviews and permitting, the Project start-up was delayed by approximately 6 months, beginning in late November, 2002, and is anticipated to take 12-14 months to complete. To date, demolition of the main stage house, as well as, non-historic portions of the lobby are completed. Production piles have been completed and vertical construction had begun on the site of the new stage house. Structural bracing has been installed to protect lobby and auditorium structures and electrical rough-in is occurring in the auditorium. The current schedule calls for the completion of installation of the pile caps and grade beams around the perimeter of the new stage and future elevator shaft areas and installation of the air conditioning ductwork and rough electrical. The Project is scheduled for substantial completion in early Summer, 2004.

**Total Project Cost:** \$6.3 Million

**Total CRA participation:** \$3.2 Million - Construction

## **Project**

## **Status - as of 07/31/03**

### **New World Symphony Negotiations**

Concurrent with delivery of the 17<sup>th</sup> Street Master Plan study (Master Plan) by Zyscovich, Inc., in October, 2001, the Administration has been in negotiations with the New World Symphony (NWS) regarding its proposed lease of a portion of the 17th Street Surface Parking Lot to accommodate its Sound Space design concept (the Project). As envisioned, the proposed 50,000 square foot facility will provide state-of-the-art communication and media capabilities with performance, classroom, rehearsal and broadcast space. In addition to providing a world-renowned, state-of-the-art facility, another focal point for the community, and the basis for considering the facility's location on this site, is that it will incorporate giant video screen(s) on one or more facades of the building, allowing the public to view live and recorded broadcasts from around the world. The Master Plan contemplates situating the facility on the west surface lot, just to the north of the existing NWS Theater on Lincoln Road. On July 30, 2003, the Development Agreement between the City of Miami Beach and the New World Symphony, following a duly noticed public hearing, was approved on first reading. A second and final reading of the Development Agreement is scheduled for September 10, 2003, together with a Resolution approving a Lease Agreement, following a separate public hearing.

Separately, but related to the implementation of the 17<sup>th</sup> Street Master Plan and the realization of NWS' plans, the CIP Projects Office is developing specifications for an RFP for architectural and planning services for the programming and design of the City Hall Expansion Lot and P-Lot parking facilities.

### **The Bass Museum Expansion & Renovation Project**

The Bass Museum Expansion and Renovation Project, which began in 1995, when the City retained the firms of Arata Isozaki/Spillis Candela & Partners (Isozaki/SC&P) to design the building, is now complete. The construction, which began in 1997, was substantially completed in September 2000 and received a Final Certificate of Occupancy on July 9, 2002. The \$7.26 million only includes the Danville costs.

The final cost for the Bass Museum is \$8,600,000 which includes the total construction cost with contingency and change orders, the architectural fees for Isozaki/Spillis, the URS fees and the additional appropriation for the HVAC system corrections. The official grand opening of the Bass Museum occurred on December 12, 2002.

**Total Project Cost:** \$8.6 million

**Total CRA participation:** \$8.6 million

# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139  
www.miamibeachfl.gov



## COMMISSION MEMORANDUM

**To:** Mayor Dermer and Members of  
the Miami Beach Redevelopment Agency

**Date:** September 10, 2003

**From:** Jorge M. Gonzalez  
City Manager

**Subject: STATUS REPORT ON THE COLONY THEATER RENOVATION PROJECT**

### **BACKGROUND**

The Greater Miami Concert Association, on behalf of the City of Miami Beach, initiated a process to procure grant funding for the renovation and repair of the Colony Theater. With the efforts of the Concert Association, in early 1999, Miami-Dade County Cultural Affairs Department engaged, on a pro-bono basis, the Zeidler Roberts Partnership, Inc., to develop conceptual plans and cost estimates for the expansion and renovation of the Colony Theater. In September 1999, the City was awarded a \$775,000 Miami-Dade County Cultural Affairs Grant; but the Plan failed to address many important elements and contained a preliminary cost estimate of \$1.5 Million to undertake the Project.

On July 21, 1999, the City Commission authorized the City Administration to apply to the State of Florida, Division Of Cultural Affairs (SOF), for a \$500,000 Cultural Facilities Grant. The City pledged \$1,000,000 in (2-for-1) matching funds, from the following sources:

Miami-Dade County Cultural Affairs Grant	\$775,000
ADA Improvements (Bond Fund 351)	\$ 60,000
Cultural Arts Council Loan	<u>\$165,000</u>
<b>Total Funding Available:</b>	<b>\$1,000,000</b>

On October 6, 1999, the Mayor and City Commission adopted Resolution No. 99-23348, authorizing the City to execute a Professional Services Agreement with the State of Florida, Department of Management Services (DMS) for construction management of the Colony Theater. The DMS Program provides construction-management-at-risk and provides municipalities with project management services from the onset of a project, throughout the design phase, bidding process (resulting on a guaranteed maximum price), and culminating with construction oversight and coordination.

On March 6, 2000, DMS authorized R.J. Heisenbottle Architects (RJHA) - the Architect-of-Records, selected through an RFQ process administered by DMS - to proceed with programming and conceptual/advanced schematic design phases for the expansion and renovation of the Colony Theater. The design had to address programmatic requirements, historic preservation scope, ADA and other code-related deficiencies. It should be noted that the design development phase was subject to extensive programming with input received from the operator and users of the Colony Theater, the City's Historic Preservation Office, Property Management and the

**Agenda Item** RDA - 3A

**Date** 9-10-03

## Planning and Zoning Department.

In September 2000, RJHA presented three alternative design concepts to address expansion of backstage areas, ADA requirements and other identified improvements. The alternatives involved:

1. expanding the Colony into and over the alley on the south side of the building,
2. expanding below grade (basement), or
3. expanding to the east by incorporating a portion of the adjacent privately owned property.

Given the extent of the improvements/enhancements identified during this process, RJHA exhausted attempts to design the Colony Theater's renovation within the parameters of the existing footprint of the building. Because the Colony Theater has never been substantially altered from its initial use as a cinema, the addition of a fly-space was considered a vital element to become a true performance theater. The only way to accomplish this was to provide an "addition" to the structure. At the very least, plans called for demolition of the back of the house, which was found to have asbestos and other code and fire violations, and to build a vertical addition, accommodating a fly-space, technical storage and dressing rooms.

On December 15, 2000, RJHA - represented by Richard Heisenbottle, Terry Siegel and Gregory Saldano - presented to a committee comprised by Jorge Gomez, William Cary, and Tom Mooney from the City's Planning Department, Brad Judd from Property Management, Kent Bonde from the Redevelopment Agency, and Eric Fliss from the Colony's Operations Department, a new scheme, calling for the removal of the rear 45 feet of existing building, construction of a new stage house, small second and third floor service areas behind the stage, a fourth floor "Backstage" area, elevator, stairs, and the addition of a new vestibule and exterior access ramp to provide ADA access to the stage. The historic preservation scope involves removing the existing marquee and storefront on Lincoln Road and returning this fascia to its original historic appearance and modifying the interior lobby, office and concession area to be more consistent with the building's original design. RJHA presented Options "A" and "B" for this scheme, involving different size additions to the facility. Option "A" involved the addition of 7,950 square feet at a hard construction cost estimate of approximately \$3.6 Million. Option "B" comprised a 9,520 square foot addition, for a total construction/hard cost of \$4.5 Million. According to RJHA, the design could not undergo further value engineering without adversely impacting the scope and purpose of the project. The Administration concurred with this assessment and recommended proceeding with Option "B". According to DMS, the total estimated cost of the project, inclusive of soft costs, would be approximately \$4,615,000, significantly exceeding the available budget.

On March 16, 2001, the City was awarded a National Park Service-Save America's Treasures Grant, in the amount of \$835,000, of which \$700,000 was appropriated for the Colony Theater project.

Total available funding sources at the time comprised the following:

County Cultural Arts Grant/PACT:	\$ 775,000
ADA Improvements (Bond Fund 351)	\$ 60,000 – City Match
Florida Dept of State Cultural Facilities Grant - Phase I:	\$ 500,000 – 2 for 1 City Match Required
Cultural Arts Council Loan	\$ 165,000 – City Match Revised Amount
National Park Service - Save America's Treasures Grant:	<u>\$ 700,000</u>
<b>Total Available Funding:</b>	<b>\$2,200,000</b>
<b>Estimated Budget:</b>	<b><u>\$4,615,000</u></b>
<b>Estimated Shortfall:</b>	<b>(\$2,415,000)</b>

On May 14, 2001, the Administration presented to the City's Finance and Citywide Project Committee a request for additional funding for the Project, in the amount \$1,415,000 from the Miami Beach Redevelopment Agency (RDA). The Committee voted in favor of recommending the appropriation. Based on the Committee's recommendation, the RDA appropriated the funds on June 27, 2001. The remaining \$1,000,000 shortfall was expected to be funded from future applications to the SOF- Cultural Facilities Grant Program (Phases II and III).

On July 10, 2001, Design Development Plans received formal approval by the Design Review and Historic Preservation Boards. Design and Construction Documents proceeded with anticipated completion by March, 2002.

In August, 2001, the City applied for a second Cultural Facilities Grant in the amount of \$500,000 from the SOF - Division Of Cultural Affairs. The City identified the additional appropriation from the RDA and the National Parks Service Grant, as fulfilling the matching funds requirements. SOF Funds from the second application were appropriated by the State in May, 2002.

The revised funding status at the time comprised the following:

<b>Total Available Funding:</b>	<b>\$2,200,000</b>
<b>Estimated Budget:</b>	<b><u>\$4,615,000</u></b>
<b>Estimated Shortfall:</b>	<b>(\$2,415,000)</b>
RDA Appropriation on June 27, 2001	\$1,415,000 – City Match to the SOF Grant
Florida Dept of State Cultural Facilities Grant – Phase II:	<u>\$ 500,000</u> – 2 for 1 City Match Required
<b>Revised Estimated Shortfall (at the time):</b>	<b>(\$ 500,000)</b>

A third application in the amount of \$500,000 was submitted in August, 2002, which was intended to bridge the projected shortfall. Due to the recent budgetary issues at the State of Florida, the funding process has been delayed. The Project has been ranked favorably and is included in a priority list for the FY2004 application period.

Using RJHA preliminary Design Documents and cost estimates, in October, 2001, following a bidding and selection process administered by DMS, a Contract was awarded to McCartney Construction, for the Construction phase of the Project. At the time, the Contractor reviewed the existing Construction Documentation and submitted a total Construction Budget Amount of \$3,100,000.

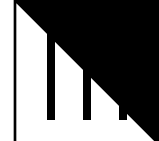
In January 2002, Florida Power and Light mandated the placement of an 18 sq.ft. transformer vault within the confines of the Colony Theater property, to handle the facility's anticipated electrical load. Since there was virtually no room inside the Colony to place the vault, RJHA presented a proposal to pad mount the vault in the public-right-of way, just north of the 9 ft easement area, on the west side of the Colony. The proposal required the approval of the City's Historic Preservation and Design Review staff as well as a right-of-way easement from the City in order to proceed. The easement was contingent upon certain plans and specifications to be provided by FP&L.

On February 8, 2002, Design and Construction Documents underwent preliminary review by building trade, accessibility/ADA and fire inspectors, which triggered the need to apply for certain regulatory waivers due to hardships encountered in dealing with certain code-related issues, including, but not limited to:

- **Flood plain elevation** - in order to preserve the historically significant interior portions of the building (terrazzo flooring, walls, etc.), a variance application to the City's Flood Variance Board was submitted and approved on April 5, 2002.
- **Wind-load criteria** - the existing elements of the building that do not comply with the technical requirements of the Code required an application for a waiver. The Project was set to go before the Board of Rules and Appeals (BORA) for a waiver on April 25, 2002, however due to changes to the Building Code, jurisdiction over waiving certain technical codes for historic buildings, including but not limited to, the alteration, repair and restoration thereof, was shifted from BORA to the local Building Official. As such, the Colony Theater became the first waiver application to be reviewed by the City's Building Official and Structural Plans Examiner. The wind load requirements in the historic portion of the building, required extensive coordination with the City's Historic Preservation Office to determine the impacts to the project. A mutually acceptable solution was reached in September, 2002.
- **Accessibility** - Waivers were sought from the State of Florida's Historic Preservation Office to avoid a required enlargement of the lobby area to meet accessibility requirements. If implemented, the enlargement would have adversely impacted its historic characteristics and reduce adjacent circulation space needed to comply with NFPA egress requirements. A waiver was also sought from the Florida Building Commission because vertical accessibility is not possible to all levels of the facility. The waivers have been granted, subject to certain conditions involving the provision of handicapped accessible seating with specific sight-line requirements, which have since been addressed in the final Documents.

On March 26, 2002, McCartney Construction presented the design development cost estimates, which exceeded the available construction budget of \$3.1 million by \$577,140. The most significant line item differences from the budget approved in March 2001 were concrete work, life-safety/fire sprinkler systems, HVAC, Equipment and Finishes. Additional cost overruns not contemplated in the estimate, included certain interior finishes, required for Historic Preservation, including but not limited to, the creation of a free-standing ticket booth in the entrance lobby.





On May 31, 2002, Staff met with the Design Team, McCartney Construction (Contractor) and the State of Florida's Department of Management Services (DMS), to review the 100% construction document cost estimates. The total projected cost of the Project stood at \$6,335,000 or \$1,720,000 over the Project Budget of \$4,615,000. The increase in cost included, but was not limited to, an estimated \$405,000 in requested enhancements that were necessary to make the Project operational, including rigging, lighting, new seating, acoustical fabric panels and railings in the auditorium.

On June 2, 2002, the Administration again went before the City's Finance and Citywide Project Committee (Committee) to request the additional funding to bridge the shortfall. The Committee voted in favor of appropriating \$1,750,000 towards the Project. The RDA subsequently appropriated the funding at its meeting on July 10, 2002.

At that time, the total funding dedicated towards the Project was as follows:

Source	Funding	% of Total
City Center RDA TIF funds	\$ 3,165,000	50%
ADA Improvements (Bond Fund 351)	60,000	1%
Cultural Arts Council Loan	165,000	3%
Miami-Dade County Cultural Affairs	775,000	12%
National Park Service	700,000	10%
State of Florida – Cultural Facilities Ph I	500,000	08%
State of Florida – Cultural Facilities Ph II	500,000	08%
State of Florida – Cultural Facilities Ph III	500,000	08% (Pending)
<b>Total:</b>	<b>\$6,365,000</b>	<b>100%</b>

On September 18, 2002, the 100% Construction Drawings were re-submitted to the City for final review and approval for permitting. The plans reflected changes and comments requested by the various building trade Plan Reviewers, the Fire Department, Miami-Dade County, and all other applicable local and state regulatory entities.

On November 5, 2002, the Documents received final approval, allowing the Permit to be issued for the Project. Contract administration of the DMS Construction Administration Agreement Project was officially handed over to the Capital Improvements Projects Office.

On February 25, 2003, the Construction Manager contract was amended to reflect a Guaranteed Maximum Price (GMP) of \$5,568,002 for construction. The Total Project Cost, including RJHA's and DMS' professional fees, is \$6,314,610. The balance of the funding in the amount of \$50,390 remains unallocated.

### **CURRENT PROJECT STATUS**

Despite objections from the CIP Office to DMS to release the Project without a completed GMP amount, ground breaking occurred during the first week of December, 2002, with extensive asbestos abatement throughout the structure. DMS communicated to the City its authority to start the construction process, pursuant to the conditions of its Contract with the City. In mid-December demolition of the main stage house and the non-historic elements of the lobby began.

During this process, certain alleged unforeseen conditions have come to light, which in turn have contributed to delays and additional cost requests from the Contractor. Contractor identified conditions include, but are not limited to, weakened/corroded concrete ceiling support beams over the lobby area, additional asbestos material uncovered in the marquis, a determination by the structural engineer that specifications for the structural bracing required extensive modification in order to adequately shore the remaining structure, unanticipated dewatering, and a complete replacement of a corroded plumbing system beneath the building.

Additionally, it should be noted that at the time of the last appropriation (July 10, 2002), many of the line items, particularly for interior furnishings, fixtures and equipment, including certain mechanical and HVAC components, were identified as allowances in the GMP, based on current unit pricing. Since then, as RJHA has developed specifications and drafted details and final designs, many of these items have been priced higher than originally estimated. The CIP office is in the process of performing a cursory review of the Construction Documents to evaluate the extent of the issues affecting the Project Cost.

Collectively, these issues, if not contested by the City, will deplete the Project's Contingency, which represents less than 2.3% of the Project's Budget.

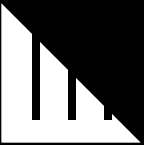
At the request of the CIP Office, DMS and McCartney Construction have been asked to provide a breakdown of McCartney's additional costs for which they have requested additional funds. The estimate, in the amount of \$557,769, was submitted on August 12, 2003 and is being evaluated by the CIP Office. This amount also includes RJHA additional services in the amount of \$40,000 and an adjustment to DMS' Construction Administration fee of \$13,605.

Additionally, in order to operate the theater, phone lines and a genie lift need to be installed. This cost is estimated at \$10,000 and is not currently included in the GMP amount.

It should also be noted that certain additional administrative costs associated with this Project have not been included in the original Budget, but need to be factored in now. These include the CIP Project Management fee of 4.8% of the total Project's cost and the Art In Public Places (AIPP) allocation of 1.5% of the new construction cost (AIPP applies only to 40% of the Construction Budget).

Based upon the current information available, the CIP office is not in agreement with DMS that the full amount of additional funds are warranted. CIP is requesting additional information to support DMS' findings before any further action is taken, or an increase to the Project is recommended for Commission/Board consideration. It is still premature to determine what the final recommendation of staff will be. We will provide regular updates as the Project progresses.

As noted above, this Project is officially and legally managed by the Florida Department of Management Services (DMS). Within this structure, both the Project Architect (RJHA) and the Contractor (McCartney) have agreements with DMS and not with the City. However, through DMS' Contract, the City is required to pay each entity upon approval by DMS.



### **CURRENT COST STATUS**

#### **Project Costs to Date as of August 6, 2003**

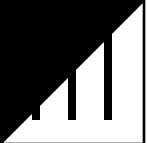
	<b>Budget:</b>	<b>Payments To Date:</b>	<b>Cost To Complete:</b>
Construction (Hard) Costs:	\$5,568,002	\$1,121,995	\$4,446,007
Architectural & Engineering (Soft) Costs:	\$ 585,272	\$ 508,184	\$ 77,088
DMS Management:	\$ 161,336	\$ 101,095	\$ 60,241
<b>Total Project Cost:</b>	<b>\$6,314,610</b>	<b>\$1,731,274</b>	<b>\$4,583,336</b>

It should also be noted that even though the Project has been ranked favorably by the Cultural Facilities Committee, the City's Phase III Cultural Facilities funding application to the State of Florida, in the amount of \$500,000, was not funded this year due to funding shortfalls at the State level. As such, the City or RDA may have to front these funds until funding is approved, if ever.

### **PROJECT SCHEDULE**

Even though the Project has experienced certain delays due primarily to conditions not uncharacteristic of many historic structures in the City, work has been proceeding at a steady pace. All grade beams and the concession and stage slabs have been poured, electrical under grounding has been completed up to the south west corner of the building, the fire alarm rough-in conduits at the front lobby and under seating areas are underway, clipping and strapping of the Auditorium framing (wind-load related code requirements) is almost complete, and HVAC air return duct fabrication is underway. The current critical path schedule reflects substantial completion of the Project by mid-May, 2004, approximately 6 months behind the original schedule.

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# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139  
www.miamibeachfl.gov



## REDEVELOPMENT AGENCY MEMORANDUM

**To:** Chairman David Dermer and  
Members of the Miami Beach Redevelopment Agency

**Date:** September 10, 2003

**From:** Jorge M. Gonzalez  
Executive Director

**Subject: STATUS REPORT ON THE NEGOTIATIONS BETWEEN THE CITY OF MIAMI BEACH, THE MIAMI BEACH REDEVELOPMENT AGENCY AND RDP ROYAL PALM HOTEL LIMITED PARTNERSHIP ("RDP").**

On June 11, 2003, the Chairman and Members of the Redevelopment Agency Board appointed Commissioner Jose Smith as Commission liaison and directed the Administration and City Attorney to meet with Don Peebles and discuss proposed changes to the April 30, 2003 LOI consistent with the instructions given by the Agency/Board on the same date. On July 3, 2003, the Administration and Commission liaison met with Mr. Peebles who proposed a series of changes he desired to make to the April 30<sup>th</sup> LOI including, deferring an amount of rental and amortizing it over a period of time and revising the "Net Refinancing Proceeds" distribution, all in connection with the extension of the mandatory Purchase Date from 25 years to 99 years. On July 17, 2003, the Administration responded with a counterproposal.

On July 30, 2003, the Chairman and Members of the Board were apprised of the counterproposal which was forwarded to Mr. Peebles' representative on July 17, 2003. Except for the proposed changes in the counterproposal, the remainder of the April 30<sup>th</sup> LOI would remain unchanged.

Since that date, the Chairman and Members of the Board have also received LTC No. 191-2003 and LTC No. 194-2003 regarding correspondence from Union Planters notifying RDP Royal Palm Hotel Limited Partnership that its loan has matured and is in default. RDP's response was also attached advising it would continue paying debt service.

On September 4, 2003, the Administration and the Commission liaison met with Mr. Peebles and first addressed the Union Planters Default notice and the City was advised that RDP was in the process of negotiating a loan extension through February 2004, with an additional option to extend to 2006. According to Don Peebles, the RDA shall be notified of said Loan Extension Agreement in writing by Union Planters in the near future.

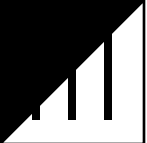
Thereafter, RDP provided a response to the City's July 17<sup>th</sup> counterproposal. The parties negotiated and have reached a substantive agreement on the terms governing said negotiations and are finalizing a term sheet and will provide a verbal report to the RDA Board on September 10, 2003.

If the Chairman and Members of the Board favorably consider the report made on Sept 10, 2003, it is the intent of the parties to formalize said terms in a Letter of Intent to be presented for approval on October 15, 2003 to the Board.

JMG/CMC/rar

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Date 9-10-03



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